

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

March 3, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

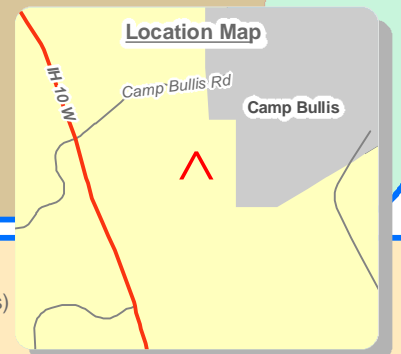
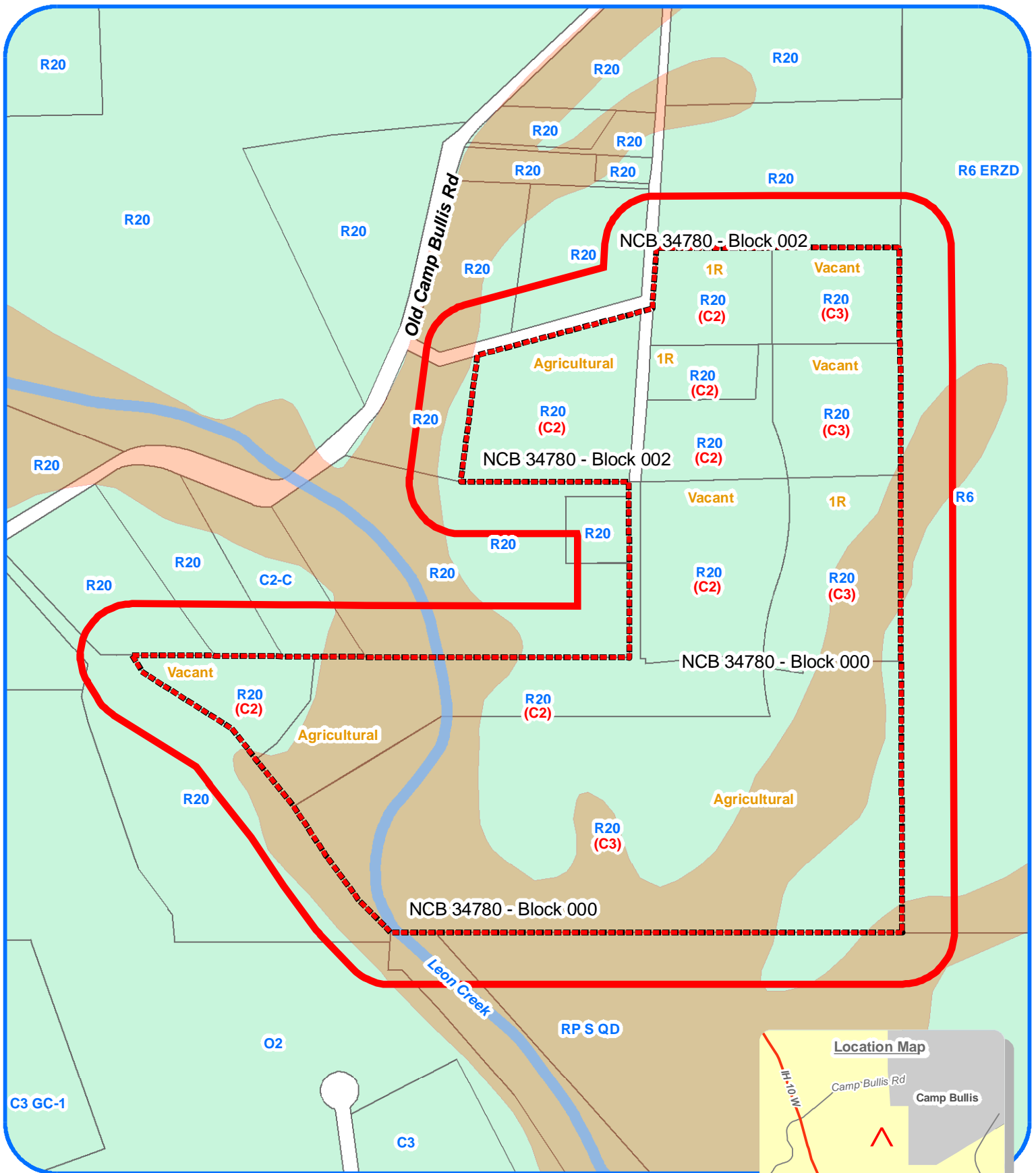
1. 12:45 P.M. Tobin Room - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for March 3, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 17, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009050 - POSTPONED:** A request for a change in zoning from “I-1” General Industrial District to “L” Light Industrial District on 0.377 acres out of NCB 8785, 227 South US Highway 81. (Council District 5)
7. **ZONING CASE NUMBER Z2008014:** A request for a change in zoning from “R-20” Residential Single Family District to “C-2NA” Commercial, Nonalcoholic Sales District (16.108 acres), “C-2” Commercial District (44.535 acres) and “O-1.5” Mid-rise Office District (43.621 acres) on 104.264 acres out of CB 4780 (NCB 34780), 5914 Old Camp Bullis Road. (Council District 8)
8. **ZONING CASE NUMBER Z2009036 ERZD:** A request for a change in zoning from “C-2 ERZD” Commercial Edwards Recharge Zone District and “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “MF-25 ERZD” Multi-Family Edwards Recharge Zone District on 24.315 acres out of NCB 14865, 14215 and 14325 Babcock Road. (Council District 8)
9. **ZONING CASE NUMBER Z2009042:** A request for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on 8.76 acres out of NCB 18560, 7000 Block of Bandera. (Council District 7)

10. **ZONING CASE NUMBER Z2009049:** A request for a change in zoning from “MH” Manufactured Housing District to “C-2” Commercial District on Lot 28 and Lot 29, Block 7, NCB 8733, 334 Lyell Street. (Council District 5)
11. **ZONING CASE NUMBER Z2009051:** A request for a change in zoning from “MF-33” Multi-Family District to “HS MF-33” Historic Significant Multi-Family District on Lot 1, Block 2, NCB 992, 429 East Carson. (Council District 2)
12. **ZONING CASE NUMBER Z2009052:** A request for a change in zoning from “I-1” General Industrial District to “C-3NA” General Commercial Nonalcoholic Sales District on Lot 8, Lot 9, and the northwest 100 feet of Lot 10, Block 2, NCB 17261, 849 West Rhapsody Drive. (Council District 9)
13. **ZONING CASE NUMBER Z2009053:** A request for a change in zoning from “R-5” Residential Single Family District to “C-3” General Commercial District on Lot 2, NCB 10837, 4451 East Southcross Boulevard. (Council District 3)
14. **ZONING CASE NUMBER Z2009054:** A request for a change in zoning from “I-2” Heavy Industrial District to “L” Light Industrial District on Lot 8, NCB 12201, 4414 N. Pan Am Expressway. (Council District 2)
15. **ZONING CASE NUMBER Z2009058 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for a Outdoor Flea Market on Lot 4, Block 3, NCB 13503, 1721 South W. W. White Road. (Council District 2)
16. **ZONING CASE NUMBER Z2009059:** A request for a change in zoning from “C-2NA EP-1” Commercial Nonalcoholic Sales, Event Parking/ Traffic Control District to “C-2 EP-1” Commercial, Event Parking/ Traffic Control District on Lots 31 thru 34, NCB 6908, 2803 East Houston Street. (Council District 2)
17. **ZONING CASE NUMBER Z2009061:** A request for a change in zoning from “C-3” General Commercial District and “MR” Military Reservation District to “MF-18” Multi-Family District (16.47 acres) and “C-3” General Commercial District (2.498 acres) on 18.968 acres out of NCB 15655, 4770 West Military Drive. (Council District 4)
18. **ZONING CASE NUMBER Z2009062:** A request for a change in zoning from “NP-10” Neighborhood Preservation District to “C-2” Commercial District on 28.97 acres out of CB 4301, CB 4303 and NCB 14493, 9300 and 9400 Block of Southwest Loop 410. (Council District 4)
19. **ZONING CASE NUMBER Z2009063:** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on 1.556 acres out of NCB 14702, 9545 Huebner Road. (Council District 8)
20. Briefing on the Jefferson Neighborhood Conservation District rezoning case.
21. Briefing by Commissioner Michael Westheimer on the City of San Antonio Strategic Historic Preservation Plan Steering Committee meeting held on Tuesday, Feb 10, 2009.

22. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2008-014

Council District 8

Scale: 1" approx. = 500'

Subject Property Legal Description(s): NE Irr 551.56 ft of Lot 1, NW 208.71 ft of Lot 1, Lot 2, and Lot 9, - NCB 34780A - Block 000
Parcels P-6, P-6A, P-6B, P-6C, P-6D, P-6E, P-6F - NCB 34780 - Block 000

Legend

- Subject Property (104.858 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/09/2007)

CASE NO: Z2008014

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 8

Ferguson Map: 480 D8

Applicant Name:

Owner Name:

James P. McDonough, Jr.

Old Camp Bullis II Ltd. and Leon Creek Water Supply
Corporation

Zoning Request: From "R-20" Residential Single Family District to "C-2NA" Commercial, Nonalcoholic Sales District (16.108 acres), "C-2" Commercial District (44.535 acres) and "O-1.5" Mid-rise Office District (43.621 acres).

Property Location: 104.264 acres out of CB 4780 (NCB 34780)

5914 Old Camp Bullis Road

Old Camp Bullis Road, south of Camp Bullis Road and east of IH 10 West

Proposal: To Allow a Commercial/ Office Development

Neigh. Assoc. Forest Crest Neighborhood Association

Neigh. Plan None

TIA Statement: A Level-3 Traffic Impact Analysis has been submitted.

Staff Recommendation:

Denial

The subject property is located south of Camp Bullis Road and east of IH-10 West, just south of Old Camp Bullis Road. The property is currently an undeveloped/ agricultural parcel consisting of 104.264 acres total. Leon Creek runs through the subject property and a significant portion of the subject property is located in the 100-year flood plain. There appears to be a dense tree canopy on the northeast portion of the tract. The property was annexed on December 31, 1998 per ordinance #88824. Upon adoption of the 2001 Unified Development Code, the existing "R-20" Residential Single-Family District zoning converted from the previous "R-8" Large Lot Residence District zoning. The subject property is generally surrounded by single-family residences on large lots, agricultural uses, and undeveloped tracts of land. The zoning that surrounds the subject property is almost exclusively zoned residential, with the exception of "MPCD" Master Planned Community District zoning to the south.

The applicant is requesting a zoning change to allow for a commercial retail center and office campus. The proposed zoning is intended to be for the purposes of extending northward the commercial uses found in The Rim development located to the south. The subject property is physically isolated from the current Rim development, separated by a CPS utility easement that runs along the southern property line. There are also significant elevation differences that isolate this property from IH 10 West. Given the subject property's proximity to both the residential uses and zoning districts to the east, west and north, and its proximity to Camp Bullis and Eisenhower Park to the east, staff believes that the proposed commercial and office zoning is inappropriate. The request would allow commercial encroachment into an existing residential neighborhood and would push commercial development further east away from IH10 West.

In addition to compatibility of uses, staff has concerns with the existing available access to the subject property. There are currently no major thoroughfares or streets running through the property. The only egress and ingress routes are Old Camp Bullis Road to the east, and a small private road that fronts a small portion

CASE NO: Z2008014

Final Staff Recommendation - Zoning Commission

of the subject property. There are significant flood plain issues on the subject property, which could impede future development. Commercial uses are most appropriate along freeway frontages or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Until connector streets are added that run through the subject property from the Rim, or IH-10 West, the proposed use will remain inconsistent with the current uses in the area.

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, Zoning Staff provided the Military with a copy of the rezoning request for review and comment. The Military's concerns on this proposed development's compatibility with the Camp Bullis installation would be addressed if:

1. The developer demonstrates that he has access to La Cantera Parkway.
2. The developer commits to incorporate "Dark Sky" Lighting measures and executes a declaration of use.
3. The developer provide appropriate documentation as specified by the Military that shows no endangered species are present on the subject property or the developer agrees to forego development on the portion of the subject property that appears to have a dense tree canopy (approximately 5% of the parcel.)

CASE MANAGER : Leslie Zavala 207-0215

February 25, 2009

Mr. Rod Sanchez
Director, Development Services
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Via Email: rodsanchez@sanantonio.gov

Re: Zoning Case No. Z2008014

Dear Mr. Sanchez:

Please allow this correspondence to serve as a response to the letter issued by Colonel Mary E. Garr, Fort Sam Houston Garrison Commander. A copy of Colonel Garr's letter is attached hereto for your ready reference.

To begin, it should be noted that Colonel Garr's letter inadvertently contains an error regarding the subject property's proximity to Old Camp Bullis Road. In fact, the subject property is more than one-half mile from the closest point of Camp Bullis Road. Moreover, our client is committed to not use Camp Bullis Road for ingress and egress for any development that occurs as a result of this zoning case. In other words, should this zoning case be approved, none of the commercial or office development that results from the change in zoning shall have access to Camp Bullis Road. Our client is willing to include such a statement in the deed restrictions that will be filed in the Bexar County Real Property Records upon approval of this case. A copy of the current draft of the deed restrictions that has been drafted as a result of our meeting with the Army and neighboring property owners is also attached hereto for your convenience. Access to future development on this property shall be through La Cantera Parkway. Our client has a legal right to access through La Cantera Parkway by virtue of a Partition Agreement between him, G.W. Worth and Larry R. Irvin (the predecessors entitled to the property now known as the "Rim"). A copy of the Partition Agreement is included herewith for your convenience.

Colonel Garr also notes a concern with light negatively impacting night training on Camp Bullis. However, as Colonel Garr has also noted, our client shall deed restrict the property to prevent uses that the Army has advised are incompatible with Camp Bullis' mission (i.e. hotels, gas stations, car dealerships or apartments) and requires dark sky compliance lighting measures for those projects that are developed at the property.

Next, Colonel Garr notes that only 5% of the tract contains dense tree canopy that could be potential Golden-cheeked Warbler habitat. Our client will agree to deed restrict the property to prohibit development on that 5% of the property to alleviate the possibility of displacing endangered species migrating onto Camp Bullis.

Mr. Rod Sanchez
February 25, 2009
Page 2

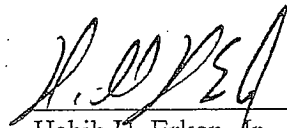
These commitments by our client addresses each of the concerns set out in the last paragraph in Colonel Garr's letter. Specifically, we have shown that the property does have access to the La Cantera Parkway, we are committed to incorporating the dark sky lighting measures into a declaration of covenants that shall be executed upon the approval of the zoning case, and we commit to include in those deed restrictions a reservation of 5% of the tract that the Army has indicated is potential Golden-cheeked Warbler habitat.

In closing, I want to reiterate that my client is committed to working with the City, the Army and his neighbors to make this project an asset to the community that will enhance the City and the mission of Camp Bullis.

Sincerely yours,

EARL & ASSOCIATES, P.C.

By:


Habib H. Erkan, Jr.

Enclosures

cc: T.C. Broadnax
Chris Looney
Leslie Zavala
Harry Jewett
Jim McDonough

Via Email: TC.Broadnax@sanantonio.gov
Via Email: christopher.looney@sanantonio.gov
Via Email: leslie.zavala@sanantonio.gov
Via Email: hjewett@hja.bz
Via Email: jpm236@aol.com



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

FEB 20 2009

REPLY TO
ATTENTION OF

Office of the Commander

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's February 11, 2009 notification on Zoning Case Z2008014/5914 Old Camp Bullis Road for a 104 acre development about .2 of a mile west of the southwest corner of Camp Bullis. We provide the following comments.

This tract is adjacent to Old Camp Bullis Road (OCBR), a narrow strip of road/shoulder that extends out near the Interstate 10 frontage road. The Army has owned it in fee simple since the 1920s. Unless an overpass were used, allowing crossings/access to OCBR could make it difficult for the Army to ever use OCBR as our primary or alternate access road into Camp Bullis if the need arises. TXDOT traffic studies indicate that our current primary access, Military Highway, and our formerly used alternate, (new) Camp Bullis Road, will see large increases in traffic in the coming years. Hence, we will not grant lateral access to any development along OCBR. Unless this development has access to La Cantera Parkway, it appears to be landlocked.

The entire tract is within the Camp Bullis light zone of influence. This tract is so close that light could negatively impact night training unless substantial measures are used to prevent light pollution. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters; etc) is done in many different areas of Camp Bullis. The applicant has communicated to us that he would be willing to restrict his development with a declaration of use that restricts uses (such as prohibits hotels, gas stations, car dealerships, or high density residential development) and requires dark-sky compliant lighting measures.

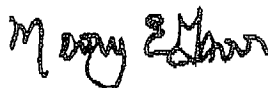


Although, a lesser issue because only about 5% of this tract appears to have dense tree canopy, developing this tract could displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that a small part on the northeast side of the tract is densely wooded.

Our concerns on compatibility with Camp Bullis would be addressed as long as the developer: 1) demonstrates that he has access to La Cantera Parkway; 2) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) and executes a declaration of use as outlined above; and 3) has appropriate documentation -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present) and sends the surveys to USFWS Ecological Services Office in Austin or commits to foregoing clearing that small 5% of this tract.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

Approximate Zoning Case Z2008014 Location -
City of San Antonio, Bexar County, Texas - Vegetation Map

538500

539000

539500

540000

Camp Bullis

3277500

3277000

3276500

3276000

Approximate Zoning Case Z2008014 Location

538500

539000

539500

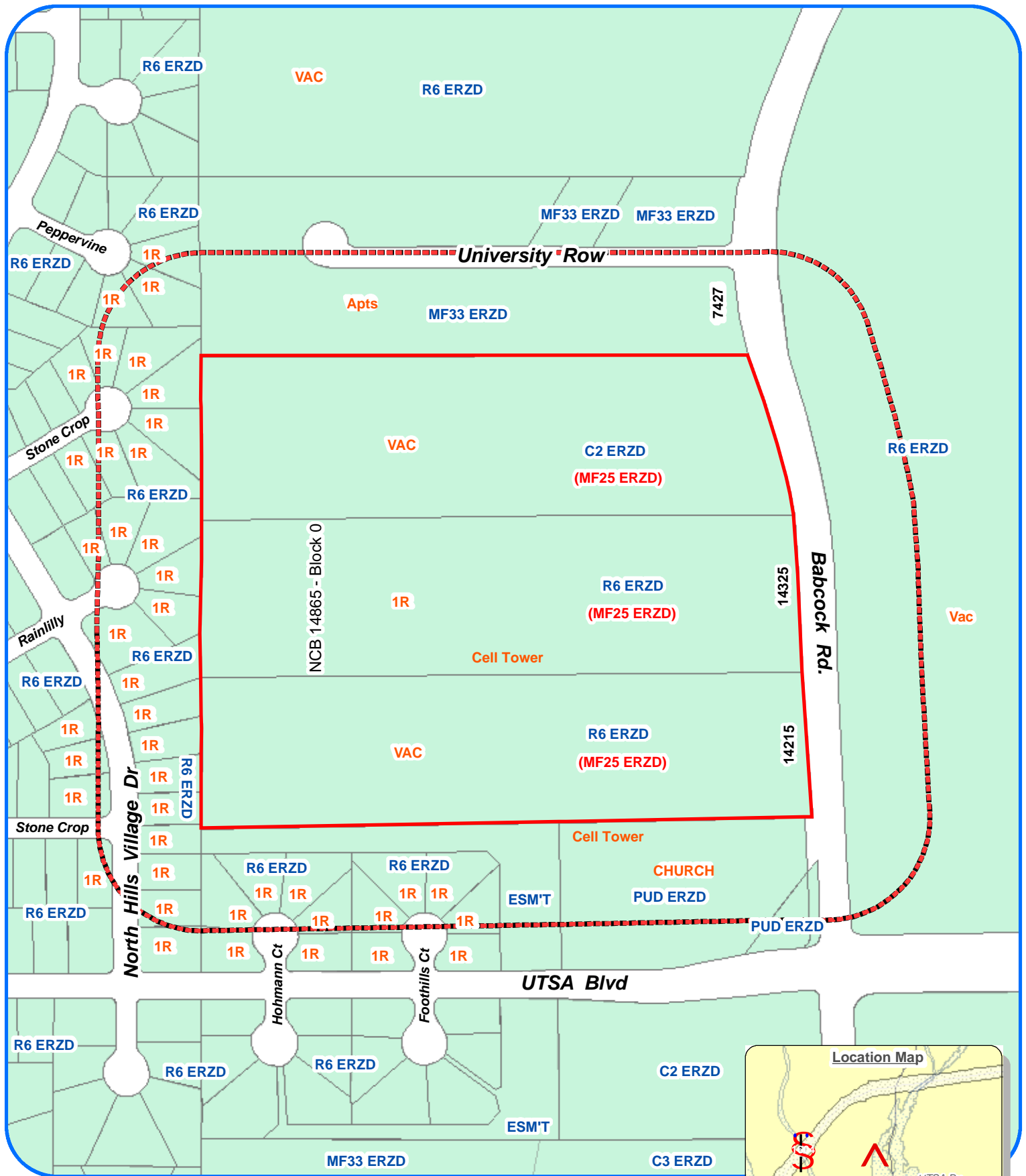
540000

0 40 80 160 240 320 400 480 560

Meters

UTM - Nad 27, Zone 14N





Zoning Case Notification Plan

Case Z2009036 ERZD

Council District 8

Scale: 1" approx. = 250'

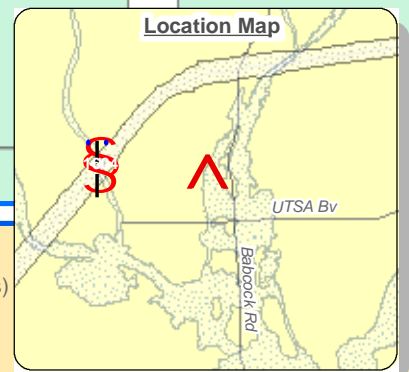
Subject Property Legal Description(s): 24.315 acres out of NCB 14865

Legend

- Subject Property (24.315 acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

C2 ERZD

(MF25 ERZD)



City of San Antonio
Planning - Development Services Dept.
1/12/2009
D. E. Castillo

CASE NO: Z2009036 ERZD

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 8

Ferguson Map: 513 E6

Applicant Name:

Owner Name:

Drenner & Golden Stuart Wolff, LLP

Multiple Property Owners

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.

Property Location: 24.315 acres out of NCB 14865

14215 and 14325 Babcock Road

On the west side of Babcock Road, between UTSA Boulevard and University Row

Proposal: To allow off-campus student housing (apartments)

Neigh. Assoc. College Park Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property is located on the west side of Babcock Road between UTSA Boulevard and University Row. The subject property is approximately 24.315 acres in size, and consists of three separate lots. Two of the lots are currently undeveloped, while the other has a single-family residence and a cell tower located on it. The property was annexed in 1971, per ordinance 39169. Upon annexation, the property was zoned "Temp R-1" Temporary Single Family Residence District. In a 1981 case, the northern-most lot was rezoned to "B-2" Business District. With the adoption of the 2001 Unified Development Code, the previous "Temp R-1" and "B-2" zoning districts converted to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "C-2 ERZD" Commercial Edwards Recharge Zone District, respectively. Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is located south of Loop 1604 and is not immediately adjacent to Camp Bullis, the Garrison Commander has no concerns with the rezoning request.

Zoning districts surrounding the subject property include "MF-33 ERZD" Multi-Family District to the north; "R-6 ERZD" Residential Single-Family District to the west and southwest, as well as to the east across Babcock Road; with "PUD R-6 ERZD" Planned Unit Development Residential Single-Family District to the south. Other zoning in the area includes a mix of "C-1 ERZD" Light Commercial District, "C-2 ERZD" Commercial District and "C-3 ERZD" General Commercial District to the south; "R-6 ERZD" and "PUD R-6 ERZD" to the southeast; and "R-6 ERZD" to the north. Surrounding land uses include single-family residential neighborhoods to the northwest, west, and southwest; apartments directly to the north; the UTSA campus (including undeveloped land) to the east across Babcock Road; undeveloped land farther to the north and south along Babcock Road; with a church, cell tower, and drainage easement to the south.

Staff finds the requested zoning to be appropriate for the subject property. The subject property is located on Babcock Road (a Secondary Arterial "Type A" thoroughfare), near Loop 1604. Such locations along major

CASE NO: Z2009036 ERZD

Final Staff Recommendation - Zoning Commission

roads, and near major intersections, are considered ideal for multi-family development. Additionally, the property's proximity to UTSA makes it uniquely suitable for student housing. Although there are no required landscape buffers between "MF-25" and other residential zoning districts, the applicant has proposed an eight (8) foot solid-screen fence or wall in order to protect the surrounding single-family residential developments, as allowed by the floodplain. In accordance with Section 35-514(d)(2)(E) of the UDC, the City Council may authorize a fence of up to a height of eight (8) feet. The location of the proposed fence is still being negotiated by the applicant and surrounding neighbors.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 45% on the site.

CASE MANAGER : Micah Diaz 207-5876

Z2009036

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM 2009 JAN 23 AM 9:35
Interdepartment Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory D. James, P.G, Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2009036 (West Campus Apartments)

Date: January 15, 2009

SUMMARY

A request for a change in zoning has been made for an approximate 24.315-acre tract located on the city's northwest side. A change in zoning from **C-2 ERZD & R-6 ERZD** to **MF-25 ERZD** is being requested by the applicant, Drenner & Golden Stuart Wolff, LLP, by Mr. Michael D. DeNuccio. The change in zoning has been requested to allow for the development of student apartments. The property is classified as a Category 2.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends approval of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at the northwest intersection of Babcock Road and UTSA Drive. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD & R-6 ERZD to MF-25 ERZD and will allow for the construction of student housing apartments. Currently the site at 14325 Babcock Rd. has an existing house, trailer home, and a cell tower pad. The adjacent lots to the north and south of 14325 Babcock Rd. are undeveloped with dense vegetation.

2. Surrounding Land Uses:

Blue Bonnet Hills apartments lie north of the property. College Park neighborhood bounds the western and southwestern portion of the property. Bethany Primitive Baptist Church lies southeast of the property. Babcock Rd. lies east of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 10, 2009, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, divided by a unnamed tributary of Huesta Creek into a largely unvegetated agricultural field to the east, and a heavily vegetated mostly live oaks, ash junipers and cedar elms to the west (Figure 3). No Edwards outcropping was observed anywhere on the subject site. A cell phone tower, a single family residential structure, a mobile home, and associated outbuildings were observed on the site. A total of two (2) water wells and two (2) septic tanks were observed on the subject site.

The western half of the site sloped sharply toward the tributary located within the center of the site. The eastern half of the site appears to slope slightly to the west toward the same unnamed tributary. Stormwater occurring on the subject site drains toward this tributary, and subsequently southward into Huesta Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the eastern half of the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer, and that the western half of the site is underlain by the Upper Confining Unit Undivided. A previous geologic assessment was conducted on the property indicating that the eastern half of the property is within the Cyclic and Marine Member, and the western half of the property is within the deeper confining unit specifically the Buda Limestone, Del Rio Clay. This report stated that the presence of Marine Cyclic could not be confirmed due to lack of exposed bedrock.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. No significant exposed limestone was observed throughout the eastern half of the property. However, some quantities of index fossils associated with Del Rio Clay and the Upper Confining Unit were observed within the drainage way of the Huesta Creek tributary.

Review of a well driller's log immediately adjacent to the south of the eastern portion of the subject site, indicates that the top of the Edwards Formation lies under approximately 40 feet of non-Edwards material.

- C. The subject site was observed to be covered with significant soil cover over the eastern half of the property. The western half of the property was found to be located within the Upper Confining Unit. No sensitive geologic features were observed on the subject site, other than two water wells. A previous Geologic Assessment for the subject site indicated a total of fifteen (15) geologic features, of which five (5) were man made. Two of these features were identified as water wells and two of these were assessed as sensitive. The remaining geologic features were determined to be non-sensitive in nature.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. The central portion of the property lies within the 100 yr. floodplain of an unnamed tributary of Huesta Creek, along the north and south direction, where recharge may occur.
2. Two wells were observed on the site. One well appears to be abandoned and the other well appears to be in operation. There is potential for contamination of the Edwards Aquifer via the wells.
3. Two existing septic systems were observed on the site and there is potential for contamination of the Edwards Aquifer.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 45% on the site.
2. The SAWS recommendation of 45% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 50% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant, who provided a detailed site plan agreeing to capture 100% of stormwater generated on-site and to capture treatment in accordance with TCEQ regulations, and not to exceed 45% impervious cover.
3. A floodplain buffer shall be required as shown and agreed upon as illustrated in Figure 4. The flood plain buffer on the western side of an unnamed tributary of Huesta Creek shall be a variable width buffer ranging from a minimum of 127 ft. and a maximum of 170 ft. An additional unnamed small tributary that feeds into the unnamed tributary of Huesta Creek on the northern boundary shall have a buffer of 62 ft. The eastern side of the unnamed tributary of Huesta Creek has a variable width buffer of between 15 ft. at a minimum and a maximum of 23 ft. This represents a net gain in required buffer acreage of 0.665 acres or 18%.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
5. The septic systems, along with any additional septic system that may be located on the site will have to be properly abandoned according to City Code Chapter 34 Article V Division 2 Section 446 when the apartments are constructed.
6. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
7. The owner of the property shall capture 100% of the stormwater generated on site and treat from the site. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS. Below grade basins will not be allowed on site.

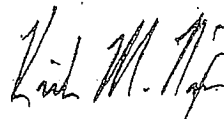
8. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
9. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
10. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the TCEQ at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. For the water quality basins constructed on the property, the following is required:
 - A. Below grade basins will not be allowed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

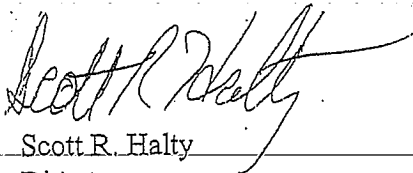
- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection & Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection & Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



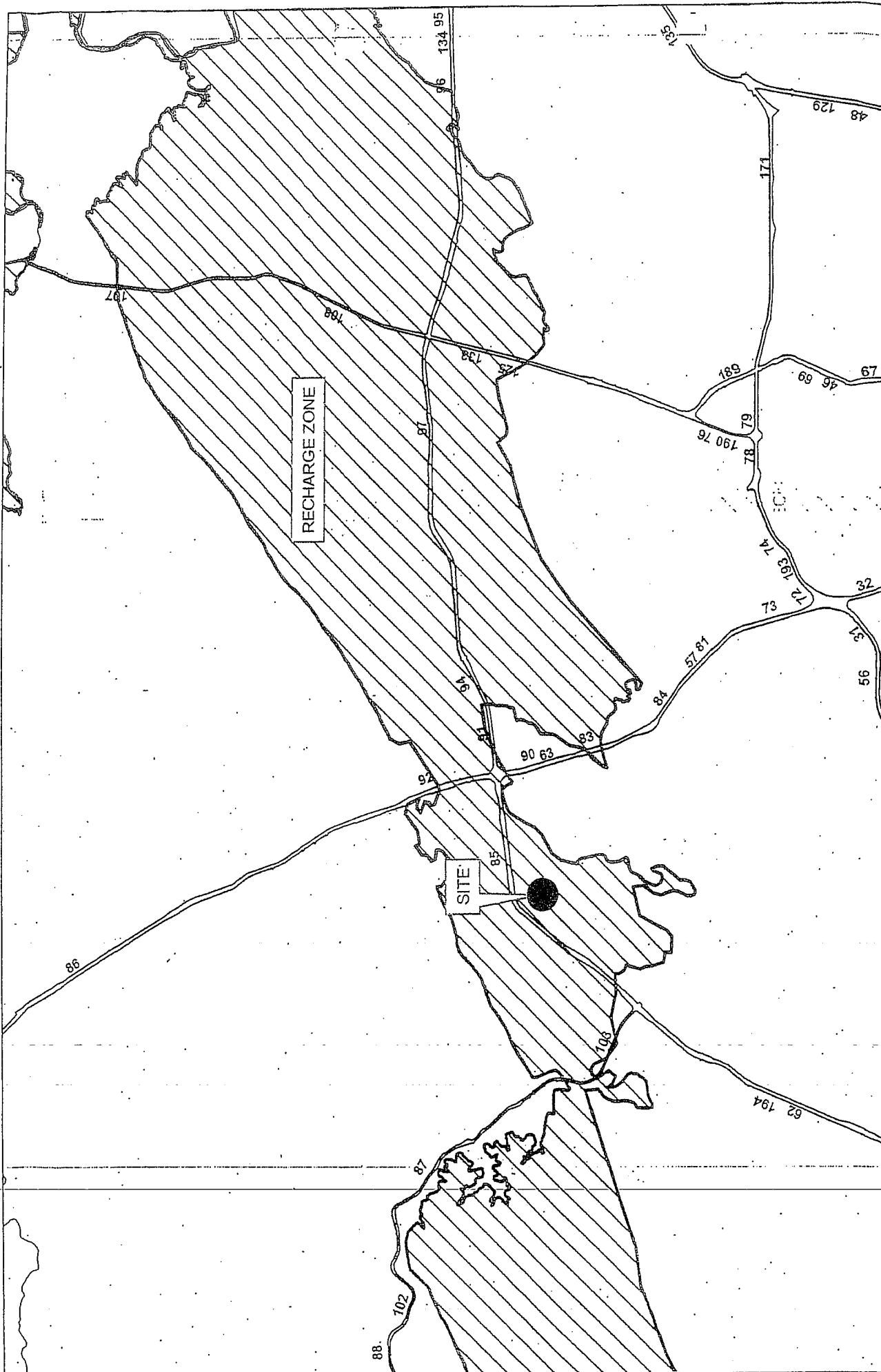
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MAE

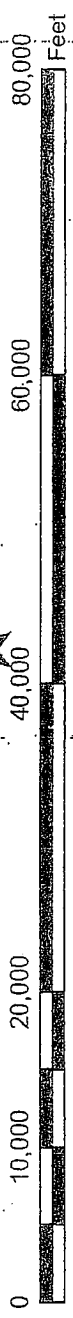


ZONING FILE: WEST CAMPUS APARTMENTS (FIGURE I)

ZONING ID: Z2009036

MAP PAGE: 513, E6 X= 2084893 Y= 13758318

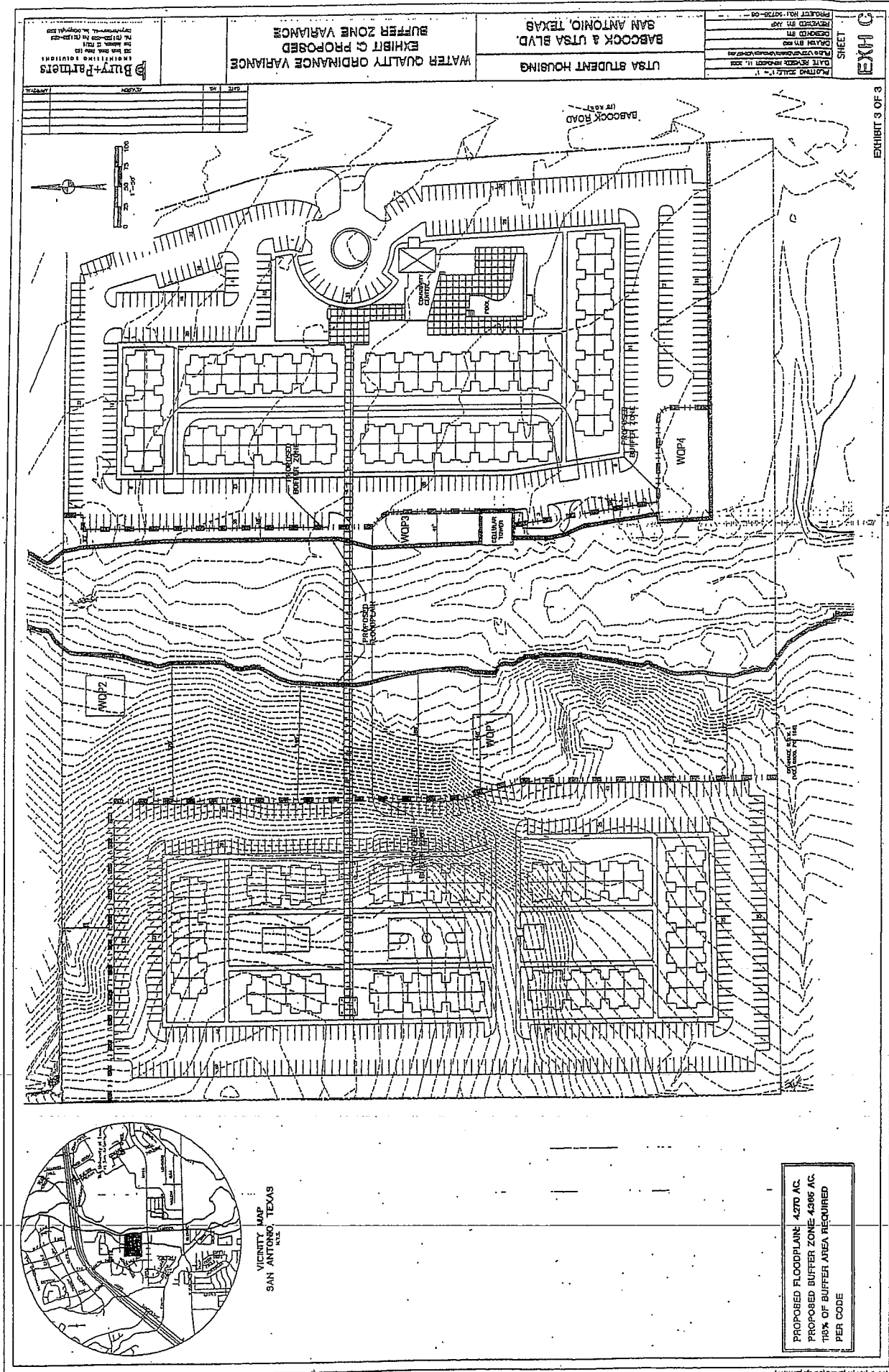
Map Prepared by Aquifer Protection & Evaluation MAE 1/7/2009

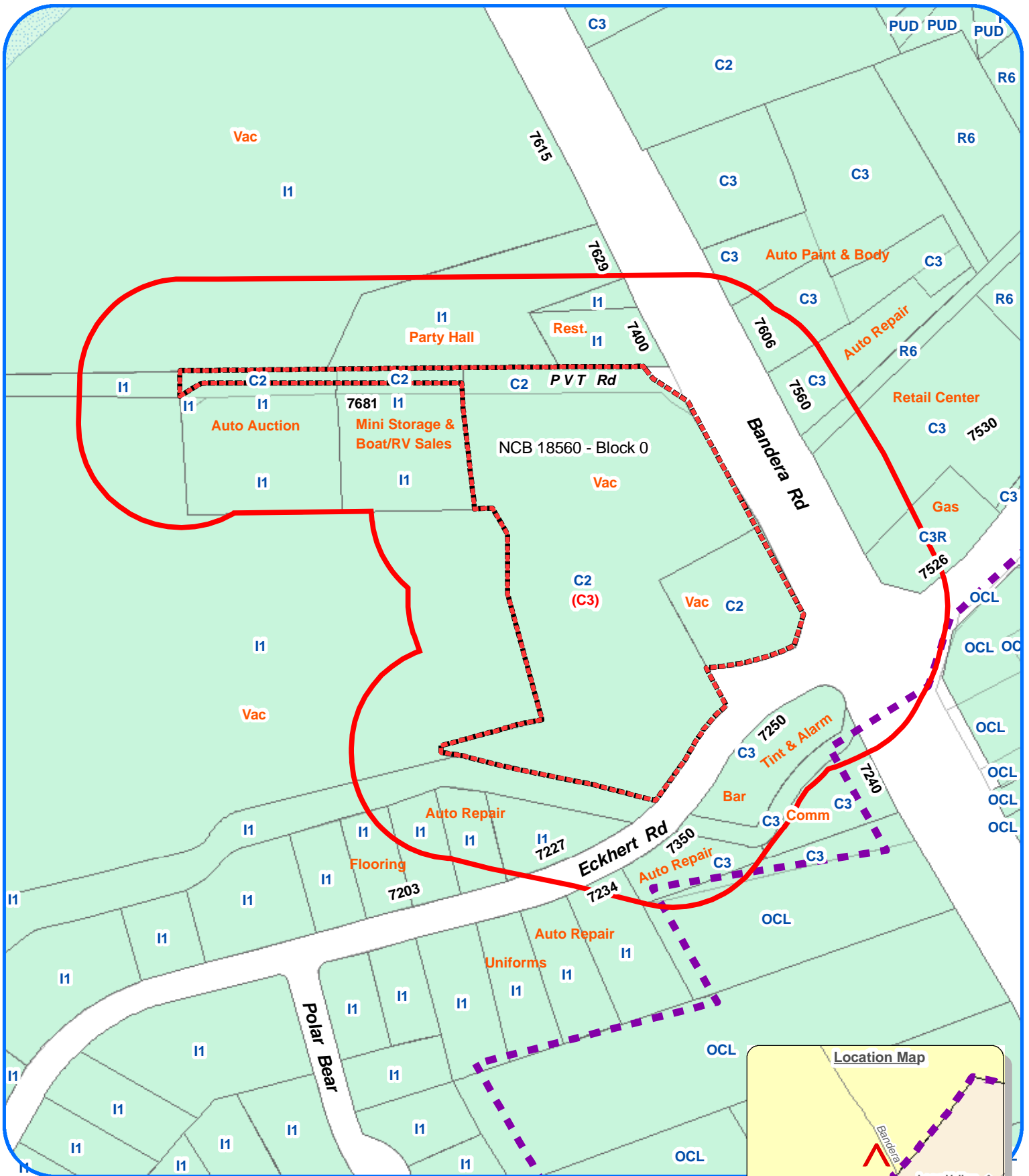




ZONING FILE: WEST CAMPUS APARTMENTS (FIGURE 3)
 ZONING ID: Z2009036
 MAP PAGE: 513, E6 X= 2084893 Y= 13758318
 Map Prepared by Aquifer Protection & Evaluation MAE 1/7/2009

0 120 240 480 720 960 Feet
 1 inch equals 150.332066 feet





Zoning Case Notification Plan

Case Z2009042

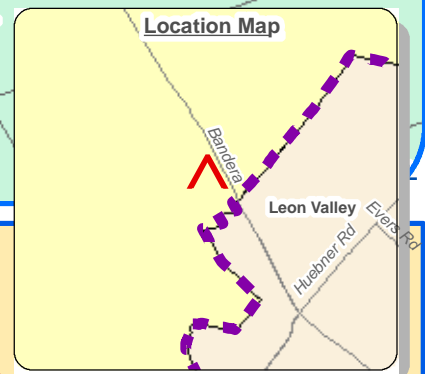
Council District 10

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 8.76 acres out of NCB 18560

Legend

- Subject Property (8.76 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning C2
- Requested Zoning Change (C3)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
1/27/2009
D. E. Castillo

CASE NO: Z2009042

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 7

Ferguson Map: 579 F1

Applicant Name:

Kaufman & Killen, Inc.

Owner Name:

A49 LLC Attn: John Firestone

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District.

Property Location: 8.76 acres out of NCB 18560

7000 Block of Bandera

On the west side of Bandera Road, between Eckhert and Ebert roads

Proposal: To allow an office warehouse

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment.

The Northwest Community Plan calls for Neighborhood Commercial as the future land use for the subject property. The applicant has applied for a plan amendment, which is scheduled to be heard by the Planning Commission on February 25, 2009. Staff is recommending approval of the amendment.

The subject property is located on the west side of Bandera Road, between Eckhert and Ebert roads; and is approximately 8.76 acres out of a larger 49-acre tract that is currently undeveloped. The subject property was annexed in December 1987, per ordinance 66020. Upon annexation, the property was zoned "Temp R-1" Temporary Single Family Residential District. In a 1988 case, the subject property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "I-1" General Industrial District. In a 2008 case, the subject property was rezoned to the current "C-2" Commercial District.

Surrounding zoning includes "I-1" General Industrial District to the north, west, and southwest; and "C-3" General Commercial District to the south and east. Properties located farther south and southeast are within the city limits of Leon Valley. Land uses to the south and southwest along Eckhert Road include multiple auto repair shops, a bar, and various warehouse facilities. Properties to the north and south along Bandera include retail shopping centers, gas stations, restaurants, banks, and a retail nursery. Immediately abutting the subject property, along Ebert Road (private) there is a mini-storage facility that also stores and sells boats and RVs, along with an auto auction business.

Staff finds the requested zoning to be appropriate for the subject property due to its location and surrounding zoning districts and land uses. The City of San Antonio's Major Thoroughfare Plan identifies Bandera Road as a Primary Arterial "Type A", while Eckhert Road is identified as a Collector street. Ebert Road, which runs through the northern part of the subject property, is a private road. The subject property is currently accessible from Bandera Road. The requested "C-3" zoning is classified as a regional commercial district, which is most appropriate at the intersections of major thoroughfares. Additionally, the requested zoning

CASE NO: Z2009042

Final Staff Recommendation - Zoning Commission

district is consistent with the other industrial and intense-commercial zoning districts and existing land uses which exist along both Bandera and Eckhert roads.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009042

Existing Zoning: C-2

Requested Zoning: C-3

Registered Neighborhood Association(s): none

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

Future Land Use for the site: Neighborhood Commercial

Other Comments:

The subject property is located at the corner of Bandera Road, south of Eckhert.

Analysis:

The applicant is requesting a zoning change from C-2 to C-3 to allow for "the development of a business warehouse project." The property is located in the southeast corner of the Northwest Community Plan; northwest of the City of Leon Valley. The subject property, approximately 8.76 acres, is currently undeveloped and bordered by Industrial Land Uses to the east and north west, High Density Residential to the west, Mixed Use to the north, and Community Commercial to the south. A commercial center with various retail uses is located immediately to the east of the subject property; across Bandera Road.

The Northwest Community Plan provides Regional Commercial uses for offices, professional services, and retail uses that draw on the customer base of a region. Examples include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Bandera Road is a major arterial, accommodating mostly commercial uses.

Although High Density Residential uses have been designated to the west of the subject property, there are no single family residences or Low-Density residential uses in the immediate vicinity.

A land use plan update from Community Commercial to Regional Commercial will be required for this zoning change request.

Staff recommends approval of the request as submitted.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation:

Reviewer: Gary Edenburn

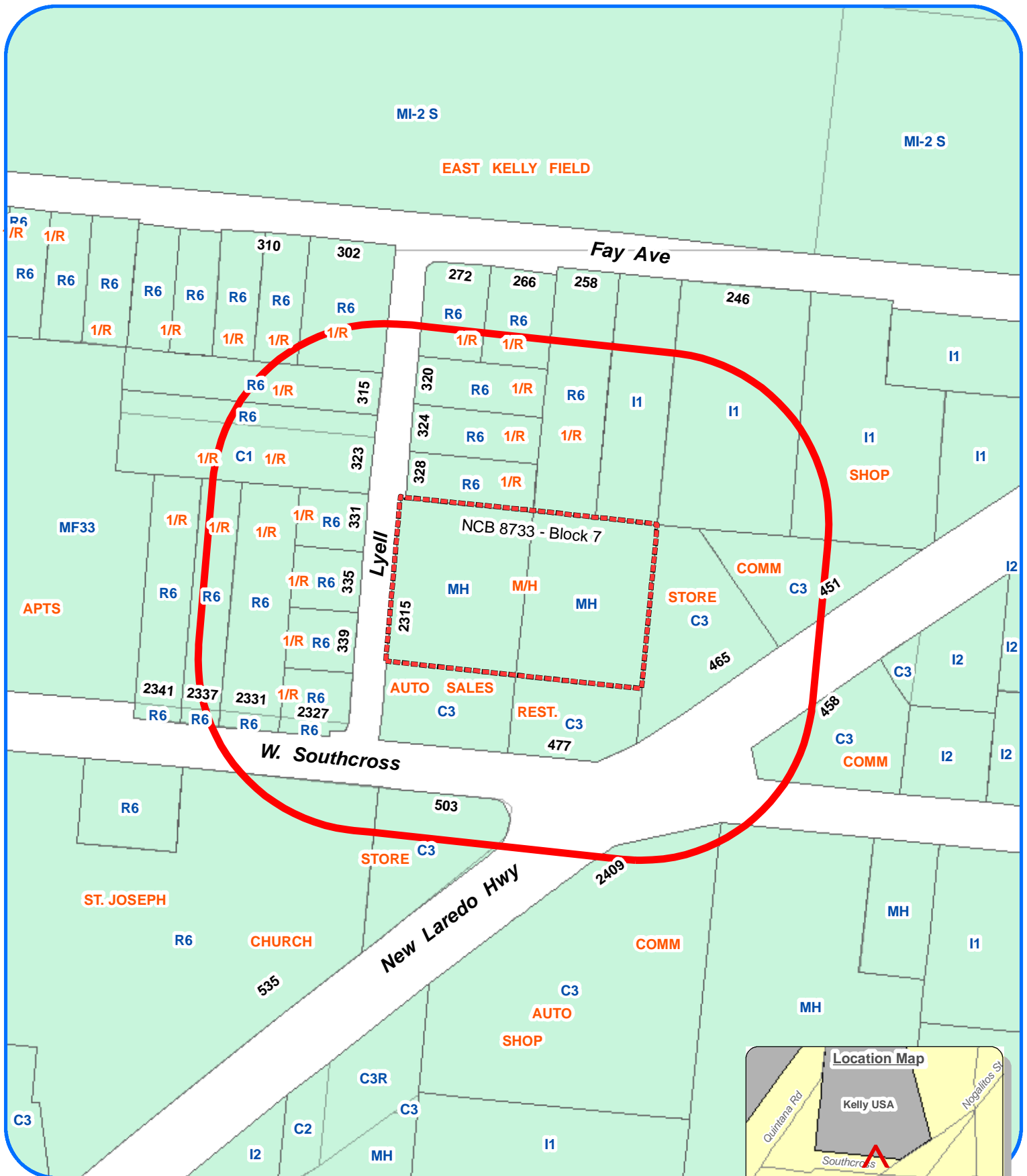
Title: Senior Planner

Date: 1/28/09

Manager Review: Andrea Gilles

Date: 2/09/09

03/28/2008



Zoning Case Notification Plan

Case Z2009-049

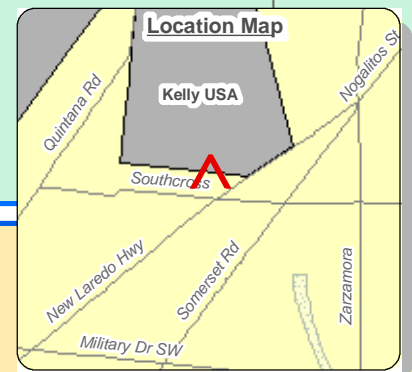
Council District 5

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 8733 Blk 7 1.309 acres out of Lot 28,29

Legend

- Subject Property (1.309 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning ■ MH
- Requested Zoning Change ■ (C-2)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
2/11/2009
D. E. Castillo

CASE NO: Z2009049

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 5

Ferguson Map: 649 D5

Applicant Name:

Chuck Christian

Owner Name:

Vail Delverene P. Family Trust

Zoning Request: From "MH" Manufactured Housing District to "C-2" Commercial District.

Property Location: A 1.309 of an acre out of Lot 28 and Lot 29, Block 7, NCB 8733

334 Lyell Street

On the east side of Lyell Street, north of West Southcross Boulevard.

Proposal: To allow for a retail development

Neigh. Assoc. Quintana Community Neighborhood Association

Neigh. Plan Kelly/South San PUEBLO Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The project site is located on the south side of San Antonio, on the east side of Lyell Street just north of West Southcross Boulevard. The project site consists of 1.309 acres and was annexed in August of 1944. There is an existing mobile home park on the subject property. Upon adoption of the 2001 Unified Development Code, the existing "MH" Manufactured Housing District converted from the previous "R-4" Manufactured Home Residence District. Surrounding zoning includes "C-3" General Commercial District to the south and east, with "I-1" General Industrial District and "R-6" Residential Single Family District to the north. Property across Lyell Street to the west is zoned "R-6" Residential Single Family District and is occupied by single-family dwellings.

Staff finds the requested zoning to be appropriate for the site, as "C-2" would offer a transition from the "C-3" to the east and south, to the "R-6" to the north and west. The "C-2" zoning district permits general commercial activities designed to serve the community, such as repair shops and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city. While there are existing homes across Lyell Street to the west, the Kelly/South San PUEBLO Community Future Land Use Plan designates the subject property as Community Commercial land use. Economic Development is the third goal listed in the Kelly/South San PUEBLO Community Plan. Specifically, it states, "Encourage and support local existing small and new business." The requested "C-2" Commercial District zoning and proposed use is consistent with the plan.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009049

Address: 2315 W. Southcross and 477 S. US Hwy 81

Existing Zoning: MH

Requested Zoning: C-2

Registered Neighborhood Association(s): Quintana Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: Kelly/South San PUEBLO Community Plan

Future Land Use for the site: Community Commercial

Analysis:

The subject property is approximately 1.309 acres and currently a mobile home park. To the east of the parcel is New Laredo Hwy and commercial property. There are also commercial properties to the south. Residential properties are located to the north and west. Two parcels to the north is East Kelly Railport. The applicant is seeking a zoning change to construct a retail development.

The Kelly/South San PUEBLO Community Plan designates this property as Community Commercial. It also designates this property as Community Commercial. Properties to the north are designated as Mixed Use and to the west are Medium Density Residential properties.

Economic Development is the third goal stated in the Kelly/South San PUEBLO Community Plan. It states, "Encourage and support local existing small and new business." The plan specifically designates this parcel as Community Commercial. Therefore, the proposed is consistent with the plan.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Sidra Maldonado

Title: Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09



Zoning Case Notification Plan

Case Z2009-051

Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 992 Blk 2 Lot 1

Legend

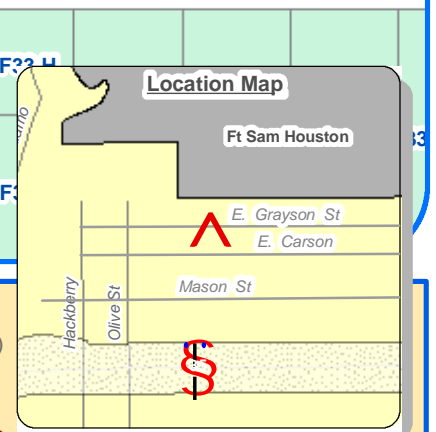
Subject Property (0.1631 acres)

200' Notification Buffer

Current Zoning MF33

Requested Zoning Change (MF33 HS)

100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/11/2009
D. E. Castillo

CASE NO: Z2009051

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 2

Ferguson Map: 617 B2

Applicant Name:

Owner Name:

City of San Antonio, Historic Preservation
Office

Jon and Linda Pevey

Zoning Request: From "MF-33" Multi-Family District to "HS MF-33" Historic Significant Multi-Family District.

Property Location: Lot 1, Block 2, NCB 992

429 East Carson

On the north side of East Carson between Muth to the west and Willow Street to the east.

Proposal: To designate Historic Significant

Neigh. Assoc. Government Hill Alliance

Neigh. Plan Government Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located on the north side of East Carson, between Muth to the west and Willow Street to the east. The subject property is approximately 0.16 of an acre in size and is occupied by a three family dwelling, which is estimated to have been built in 1905. The property is adjacent to MF-33 zoning in all directions. The subject property was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "MF-33" Multi-Family District. The surrounding land uses consist of a mix of single-family and multi-family uses to the north, south, east and west.

Acting as the Applicant, the City of San Antonio Office of Historic Preservation requests a zoning change to "HS MF-33" Historic Significant Multi-Family District. The property owner is in favor of the historic designation. On October 27, 2008 the property owner requested consideration for designation as a historic landmark. The Office of Historic Preservation recommended approval of a Finding of Historic Significance. On November 19, 2008, the Historic and Design Review Commission agreed with the Historic Preservation Office and approved a finding of Historic Significance based on the following criteria:

1. Its historical and architectural integrity of location, design materials, and workmanship reflective of late nineteenth and early twentieth-century residential development of the Government Hill neighborhood.

The Government Hill Neighborhood Plan encourages the conservation and rehabilitation of the housing stock in the area. Designating the subject property as Historic Significant is consistent with this goal.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE NO: Z2009051

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Brenda Valadez 207-7945

A RESOLUTION 2009-01-15-0002R

DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE 429 E. CARSON AS HISTORIC SIGNIFICANT (DISTRICT 2).

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Designation of 429 E. Carson; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of property to a zoning district compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

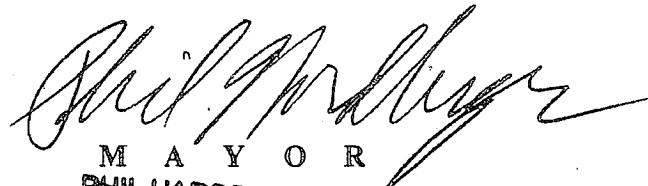
Section 1. The City Council hereby directs city staff to initiate a change in the zoning district boundary of property located at 429 E. Carson for Historic Designation.

Section 2. This resolution shall be effective on January 25, 2009.

PASSED AND APPROVED this 15th day of January, 2009.

ATTEST:


City Clerk


MAYOR
PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

November 19, 2008

HDRC CASE NO: 2008-326
ADDRESS: 429 E Carson
LEGAL DESCRIPTION: NCB 992 BLK 2 LOT 1
PUBLIC PROPERTY:
HISTORIC DISTRICT:
LANDMARK:
APPLICANT: Jon & Linda Pevey 302 Cedar Hill Rd
OWNER: Jon & Linda Pevey
TYPE OF WORK: Historic Landmark Designation

REQUEST:

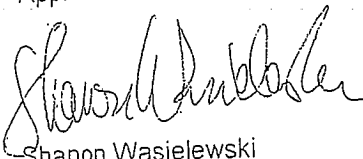
The applicant is requesting a Certificate of Appropriateness for: historic landmark designation.
The accompanying exhibits provide additional information.

RECOMMENDATION:

The property at 429 E Carson was included in the 1995 survey of the Government Hill area. It was classified as High Integrity and estimated to have been built in 1905. It is considered a modified L- Plan with Classical Revival stylistic influence. 429 E Carson is one block west of the Government Hill Historic District. Staff has determined that the building at 429 E Carson qualifies for historic landmark status based on the following criteria:
(1) Its historical and architectural integrity of location, design, materials, and workmanship: reflective of early twentieth-century residential development of the Government Hill neighborhood [35-607(b) (8)].

COMMISSION ACTION:

Approved as submitted.

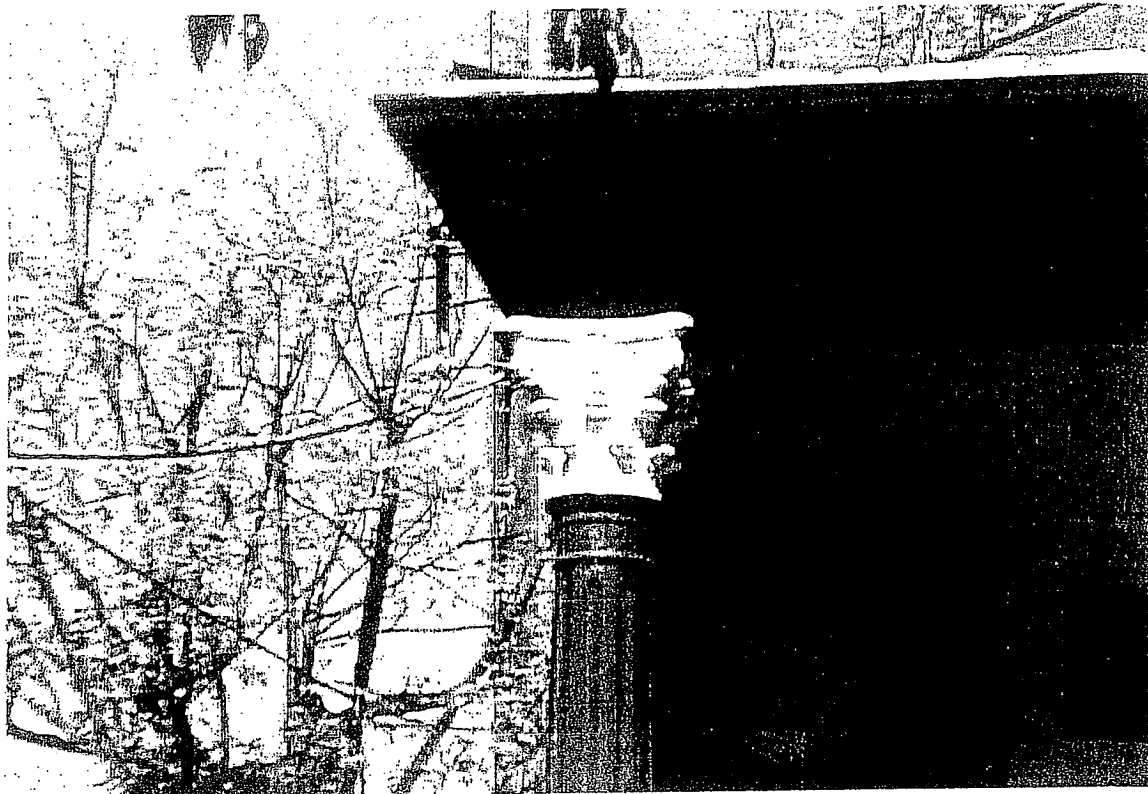


Sharon Wasielewski
Historic Preservation Officer

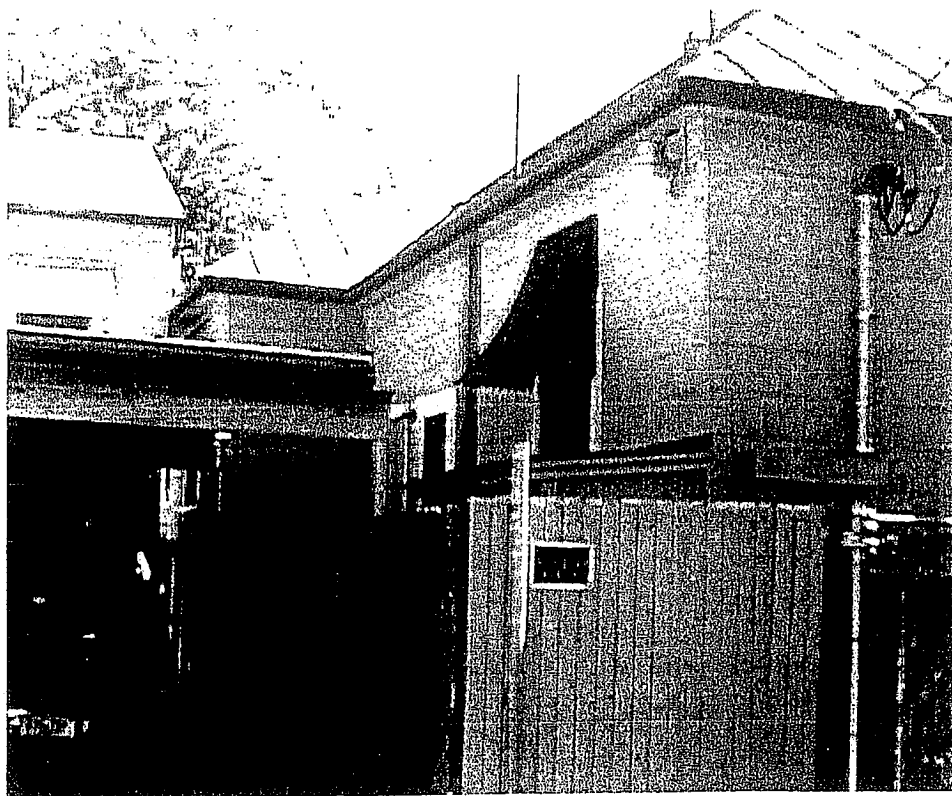
Z2008051



22067551



2000-982



Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009051

Address: 429 E. Carson

Existing Zoning: MF-33

Requested Zoning: MF-33 HS

Registered Neighborhood Association(s): Government Hill Alliance

Neighborhood/Community/Perimeter Plan: Government Hill Neighborhood Plan

Future Land Use for the site: The property is currently classified as Medium Density Residential (7 to 15 Dwelling Units Per Gross Acre.) The Medium Density Residential land use classification allows for a variety of detached or attached dwellings including single-family homes, duplexes, townhouses, or apartments with densities ranging from 7 to 15 dwelling units per acre. The property is currently zoned MF-33.

Other Comments:

A consistency review and plan amendment is not required due to the base zoning not changing. However, Planning Division staff is currently conducting an update for the Government Hill Neighborhood Plan and will conduct additional review of the property in the future. The subject property is within Phase II of the Government Hill Neighborhood Plan Area. The proposed zoning change will add an overlay of Historic Significance to the property, as requested by the property owner.

The Government Hill Neighborhood Plan contains a housing section with an objective to conserve, rehabilitate, and if necessary replace the housing stock in the planning area. One of the action steps within the goal is to pursue a historic district within the neighborhood if agreed upon by the community. Application of a designation of historic significance would comply with the Government Hill Neighborhood Plan.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

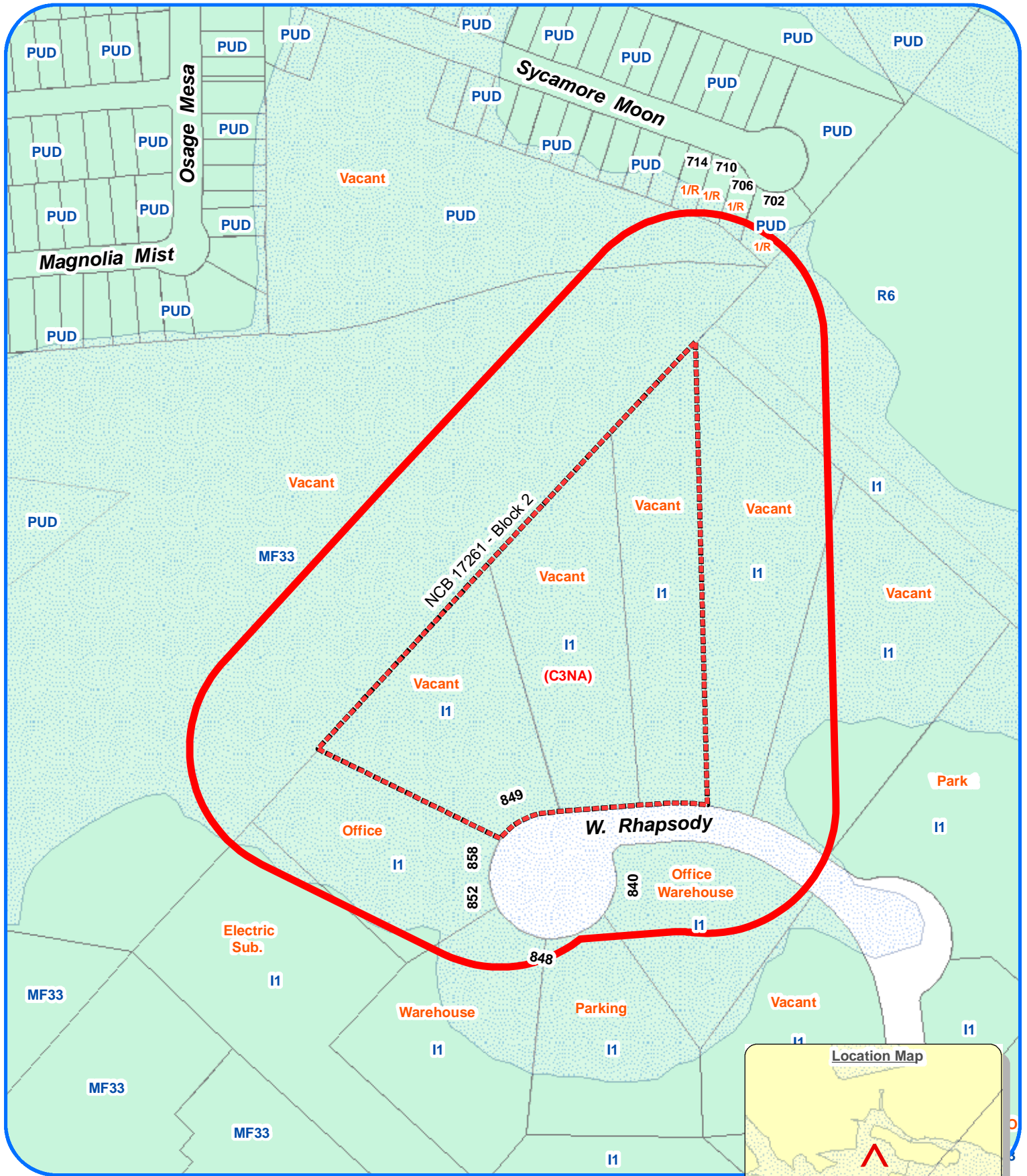
Reviewer: Tyler Sorrells

Title: Planner

Date: 02/04/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09



Zoning Case Notification Plan

Case Z2009052

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 8, Lot 9, and the northwest 100 feet of Lot 10 - Blk 2 - NCB 17261

Legend

- Subject Property (5.661 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning I-1
- Requested Zoning Change (C3NA)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009052

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 9

Ferguson Map: 550 C2

Applicant Name:

Owner Name:

Roberto Daniel Coronado

Roberto Daniel Coronado

Zoning Request: From "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District.

Property Location: Lot 8, Lot 9, and the northwest 100 feet of Lot 10, Block 2, NCB 17261

849 West Rhapsody Drive

On the north side of West Rhapsody

Proposal: To allow commercial athletic (soccer) fields

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property consists of 5.661 acres of undeveloped land, located on the north side of Rhapsody, west of West Avenue. The subject property was annexed in 1972, per ordinance 41428. The property was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1983 case, the subject property was rezoned to "I-1" Light Industry District, which converted to the current "I-1" General Industrial District upon adoption of the 2001 Unified Development Code. Surrounding zoning includes "I-1" to the southwest, south, and east; with "C-3" General Commercial District farther to the southeast along West Avenue. Property to the northeast is currently zoned "R-6" Single-Family Residential District, while property to the northwest is zoned "MF-33" Multi-Family District and "PUD R-6" Planned Unit Development Residential Single-Family District. Surrounding land uses include vacant land abutting the subject property to the east and west; a city park farther to the west; restaurants, gas stations, auto-related businesses, and offices along West Avenue; with office warehouse uses to the south and southwest. The subject property, along with much of the surrounding vacant and park land, are located within the 100-year floodplain.

The subject property is located less than 1.3 miles from, and within the noise contours of one of the primary runways for the San Antonio International Airport; and therefore, the application was reviewed by the Aviation Department. The review states that "C-3" uses are generally compatible with Federal Aviation Regulation Part 150; but, lighting used in sport field complexes can adversely affect safety of flight. Also, development on the subject property will be subject to height restrictions of the airport zoning ordinances. The applicant will be responsible for following all airport and floodplain development standards.

Staff finds the requested zoning to be appropriate for the subject property, as "C-3" is consistent with surrounding industrial and intense commercial zoning and existing land uses. Although some single-family and multi-family residential zoning districts abut the subject property, these properties are located entirely within the floodplain which prohibits residential development. Similarly, development on the subject property is currently limited by its location within the floodplain. Should the requested zoning be approved, the "NA"

CASE NO: Z2009052

Final Staff Recommendation - Zoning Commission

Nonalcoholic Sales provision would continue to limit development even if the floodplain boundaries are revised to not include the subject property

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2009-053

Council District 3

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 10837 Blk 0 Lot 2

Legend

- Subject Property ----- 0.990 acres)
- 200' Notification Buffer —————
- Current Zoning R-5
- Requested Zoning Change (C-3)
- 100-Year FEMA Floodplain ~~~~~



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009053

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 3

Ferguson Map: 652 D4

Applicant Name:

Owner Name:

Ernie & Debra Phrampus

Ernie & Debra Phrampus

Zoning Request: From "R-5" Residential Single Family District to "C-3" General Commercial District.

Property Location: Lot 2, NCB 10837

4451 East Southcross Boulevard

On the north side of East Southcross Boulevard between South W.W. White to the east and Gittinger to the west.

Proposal: To allow the expansion of a car wash

Neigh. Assoc. Pecan Valley Neighborhood Association and Pecan Valley Heights Home Owners Association Inc. The Lower Southeast Side Association is within 200 feet.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

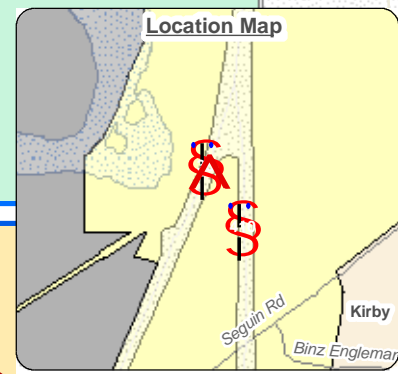
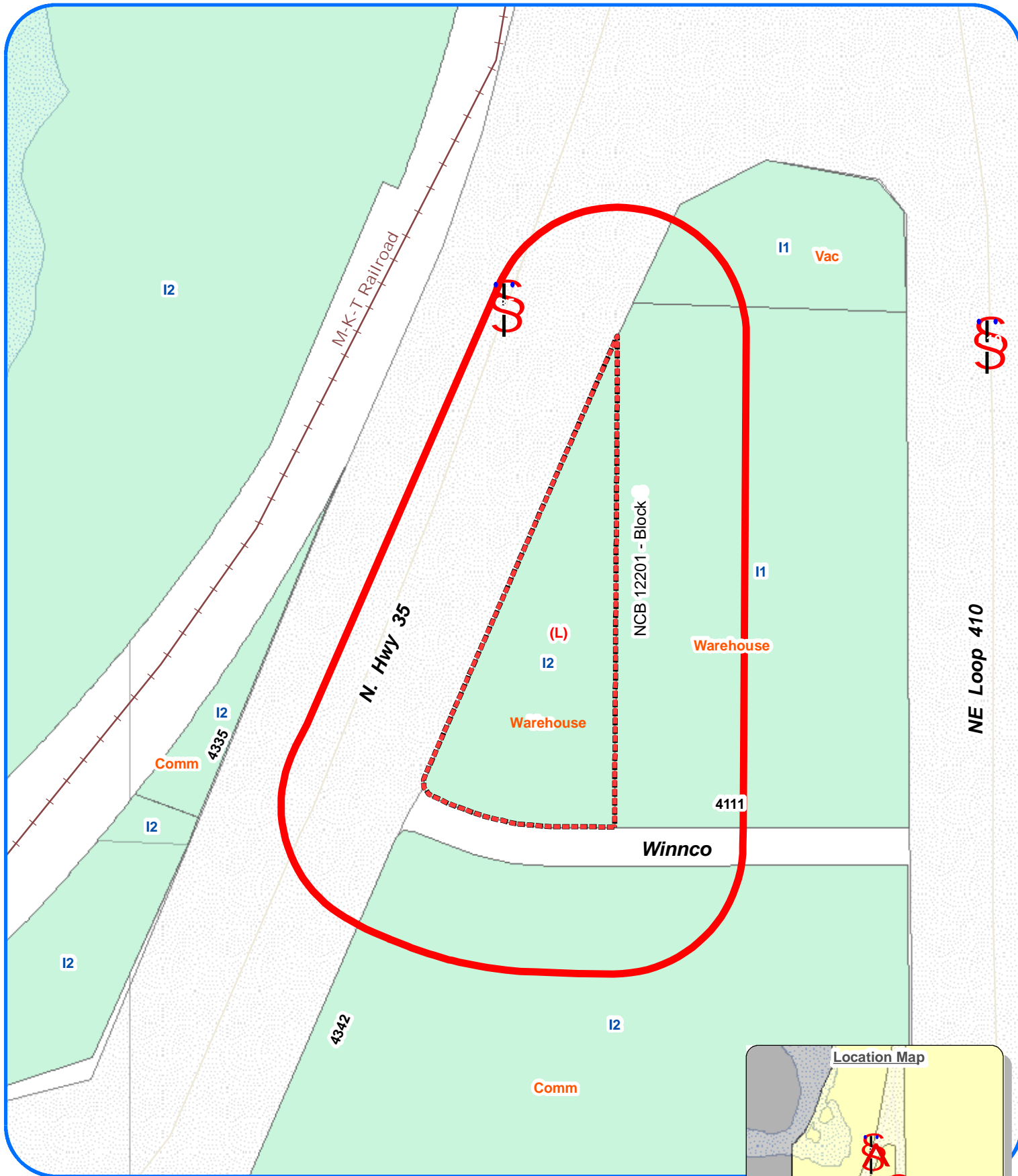
Approval

The subject property is undeveloped with frontage on East Southcross Boulevard. The property is adjacent to R-4 and C-2 zoning to the north, R-5 zoning to the west, C-3 zoning to the east and R-5 and C-2 zoning to the south. The surrounding land uses consist of a reception hall and auto repair facility to the north; vacant land, a gas station and car wash to the east; undeveloped land to the west and a gas station and residential dwellings to the south.

The applicant is requesting a zoning change to allow the expansion of the car wash that is located at 4455 East Southcross Boulevard. Staff finds the request to be appropriate given the subject property's location along a major arterial East Southcross Boulevard (a Secondary Arterial "Type A" street) and the prevalence of commercial zoning and uses to the north, southeast and east. C-3 zoning is most appropriate at the intersections of major thoroughfares, arterials, commercial nodes, or along freeway frontages. The proposed C-3 General Commercial District is consistent with the development pattern along East Southcross Boulevard. While much of the zoning along the north side of East Southcross Boulevard is zoned for single-family residential use, it has developed over time into a corridor with medical office uses to support the Southeast Baptist Hospital. Additionally, there would be minimal impact on the neighborhood on the opposite side of Southcross being that the proposed car wash would face the rear of the existing residential uses. Commercial uses would compliment and serve the extensive neighboring residential developments in the immediate area.

Furthermore, if this zoning change request is approved, vacuums, carpet/steam cleaning machines and blowers shall not be situated within the required setbacks.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z2009054

Council District 2

Scale: 1" approx. = 200'

Subject Property Legal Description(s): NCB 12201 Blk Lot 8

Legend

- Subject Property (2.646 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning I-2
- Requested Zoning Change (L)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009054

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 2

Ferguson Map: 584 D6, 7

Applicant Name:

David Walch

Owner Name:

Alamo BP, LLC

Zoning Request: From "I-2" Heavy Industrial District to "L" Light Industrial District.

Property Location: Lot 8, NCB 12201

4414 N. Pan Am Expressway

On the east side of IH 35 North, north of Winnco

Proposal: To allow for general flex warehouse space uses.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property was annexed in 1952 and totals approximately 2.646 acres. There is an industrial flex warehouse structure on the subject property, which measures approximately 40,970 square feet and was constructed in 2008. Upon adoption of the 2001 Unified Development Code, the existing I-2 zoning converted from the previous "L" First Manufacturing District. "I-1" General Industrial District zoning currently exists to the north and east of the subject property. Property to the west across IH 35 North (Pan Am Expressway) is zoned "I-2" Heavy Industrial District, as is property to the south across Winnco.

Although the I-2 zoning classification permits a flex warehouse, the applicant would like to downzone the subject property to allow for a wider range of permitted uses. The requested "L" Light Industrial District allows for a mix of light manufacturing uses, office park uses, and limited retail and service uses that support the industrial uses. The requested L zoning is appropriate for the subject property considering the uses on the adjoining tracts and in the general area. Staff would consider this location, situated between IH 35 (Pan Am Expressway) and Northeast Loop 410, appropriate for light industrial uses seeing that there is an existing industrial node located at the intersection of these two major freeways.

Existing land uses immediately adjacent to the proposed development include a UPS ground freight facility occupying the property to the north and east of the subject property. Property to the west of the subject property across IH 35 (Pan Am Expressway) is currently undeveloped. There is a furniture showroom and warehouse to the south across Winnco. Various industrial uses can be seen farther to the east across and along Loop 410, which include industrial facilities, warehousing services, offices, service centers, restaurants and motels. The requested "L" Light Industrial District would not be out of character with the commercial and industrial uses in the general area. Approval of the rezoning will continue the orderly development and concentration of industrial and manufacturing uses at this industrial node.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2009-058 CD

Council District 2

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 13503 Blk 3 Lot 4

Legend

- Subject Property (3.937 acres)
- 200' Notification Buffer
- Current Zoning C-2
- Requested Zoning Change (C-2 CD)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/13/2009
D. E. Castillo

CASE NO: Z2009058 CD

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 2

Ferguson Map: 618 D8

Applicant Name:

Willie J. Clark

Owner Name:

Bexar County, OIC

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Outdoor Flea Market.

Property Location: Lot 4, Block 3, NCB 13503

1721 South W. W. White Road

On the west side of South W. W. White Road, north of Lakewood Drive

Proposal: To allow for an Outdoor Flea Market

Neigh. Assoc. Dellcrest Forrest Neighborhood Association within 200 feet and Dellcrest Area Neighborhood Association within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property is located on east side of San Antonio, on the west side of South W. W. White Road, north of Lakewood Drive. The subject property consists of 3.937 acres and was annexed in September of 1952. There is an existing vacant commercial building on the subject property which measures approximately 49,242 square feet and was constructed in 1978. Upon adoption of the 2001 Unified Development Code, the existing "C-2" Commercial District converted from the previous "B-2" Business District. Surrounding zoning includes "C-2" Commercial District to the east and across Lakewood Drive to the south; with "C-3NA" General Commercial Nonalcoholic Sales District to the north. There is a 30 foot wide alley located to the west, which separates the subject property from an adjacent "R-5" zoned single-family residential neighborhood.

The "C-2" base zoning district does not allow an Outdoor Flea Market by right. The owner is requesting a zoning change to use a portion of the parking area of the subject property for an Outdoor Flea Market. The existing structure had previously been utilized as a retail store for many years. The applicant would like to maintain the base zoning for future commercial use. The proposed re-use of the existing vacant property would be a substantial improvement to the current conditions of the neighborhood and the surrounding area. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The applicant has indicated that the Outdoor Flea Market will only operate on weekends.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The "C-2" zoning district permits retail and service activities designed to serve the community such as repair shops and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city.

CASE NO: Z2009058 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2009-059

Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 6908 BLK 0 Lot 31 thru 34

Legend

- Subject Property (dashed red line) (.3587 acres)
- 200' Notification Buffer (thick red line)
- Current Zoning (C2 NA EP-1)
- Requested Zoning Change (C2 EP-1)
- 100-Year FEMA Floodplain (blue hatched area)



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009059

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 2

Ferguson Map: 617 E5

Applicant Name:

Owner Name:

Roger R. Jimenez

Abdur Milon

Zoning Request: From "C-2NA EP-1" Commercial Nonalcoholic Sales, Event Parking/ Traffic Control District to "C-2 EP-1" Commercial, Event Parking/ Traffic Control District.

Property Location: Lot 31, Lot 32, Lot 33 and Lot 34, NCB 6908

2803 East Houston Street

On the northeast corner of East Houston Street and North Rio Grande

Proposal: To allow the sale of alcoholic beverages for off-premises consumption.

Neigh. Assoc. Harvard Place/Eastlawn Neighborhood Association and Jefferson Heights Association (within 200 feet)

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property is located within the original city limits on the City's near east side, and totals approximately 0.3587 acres. There is an existing commercial structure on the subject property, which measures approximately 2,169 square feet and was constructed in 1955. A convenience store is currently operating out of the commercial structure. Upon adoption of the 2001 Unified Development Code, the existing "C-2NA" Commercial, Nonalcoholic Sales District converted from the previous "B-2NA" Business, Nonalcoholic Sales District. Surrounding zoning includes "R-4 EP-1" Residential Single-Family Event Parking/ Traffic Control District to the north and "C-2NA EP-1" Commercial, Nonalcoholic Sales, Event Parking/ Traffic Control District to the east. Property to the south across East Houston Street is zoned "C-2NA EP-1" Commercial, Nonalcoholic Sales, Event Parking/ Traffic Control District and property to the west across North Rio Grande is zoned "C-2 EP-1" Commercial, Event Parking/ Traffic Control District. The Event Parking/ Traffic Control District was adopted in June of 2002. The purpose of this overlay district is to establish regulations to regulate parking and traffic in and around large facilities that attract large amounts of vehicle traffic.

Although the "C-2NA EP-1" zoning classification permits a convenience store, the applicant would like to sell alcoholic beverages for off-premises consumption. The district regulations within the "C-2NA" district are the same as in the "C-2" district, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted. Staff finds the requested zoning to be appropriate for the subject property, as "C-2 EP-1" is consistent with commercial zoning and existing land uses along East Houston Street. There is an elementary school located at 925 Gulf Street and the applicant will be responsible for following the TABC minimum distance requirement of 300 feet from a school.

The Arena District/Eastside Community Future Land Use Plan designates the subject property for Medium Density Residential and Mixed Residential land use. By maintaining the base zoning, the applicant will not need a plan amendment for the requested rezoning. While the Arena District / Eastside Community Plan

CASE NO: Z2009059

Final Staff Recommendation - Zoning Commission

does not specifically address the sale of alcohol for off premise consumption, Goal 4.3 states, "Reinforce Neighborhood Commercial nodes at cross streets." The subject property is located at the intersection of East Houston Street (a Secondary Arterial Type B) and North Rio Grande (a local street.)

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009059

Address: 2803 E. Houston

Existing Zoning: C2NA EP-1

Requested Zoning: C2 EP-1

Registered Neighborhood Association(s): Harvard Place - Eastlawn

Neighborhood/Community/Perimeter Plan: Arena District / Eastside Community Plan

Future Land Use for the site: Medium Density Residential and Mixed Residential

Analysis:

The subject property is approximately 0.3587 acres located at 2803 E. Houston. The applicant is seeking a zoning change from C2NA EP-1 to C2 EP-1 to apply for a Beer License which would allow for off premises consumption. The subject property is located within the Arena District / Eastside Community Plan, just north of E. Houston and east of N. Rio Grande. Residential properties are located to the north of the subject property. Properties zoned C2 EP-1 and C2NA EP-1 are to the east, south, and west. There is a vacant, commercially zoned property directly to the east.

The proposed site's land use is designated Medium Density Residential and Mixed Residential. While the Arena District / Eastside Community Plan does not specifically address the sale of alcohol for off premise consumption, Goal 4.3 states, "Reinforce Neighborhood Commercial nodes at cross streets." The subject property is located at a cross stree. By maintaining the base zoning, the applicant will not need a plan amendment.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

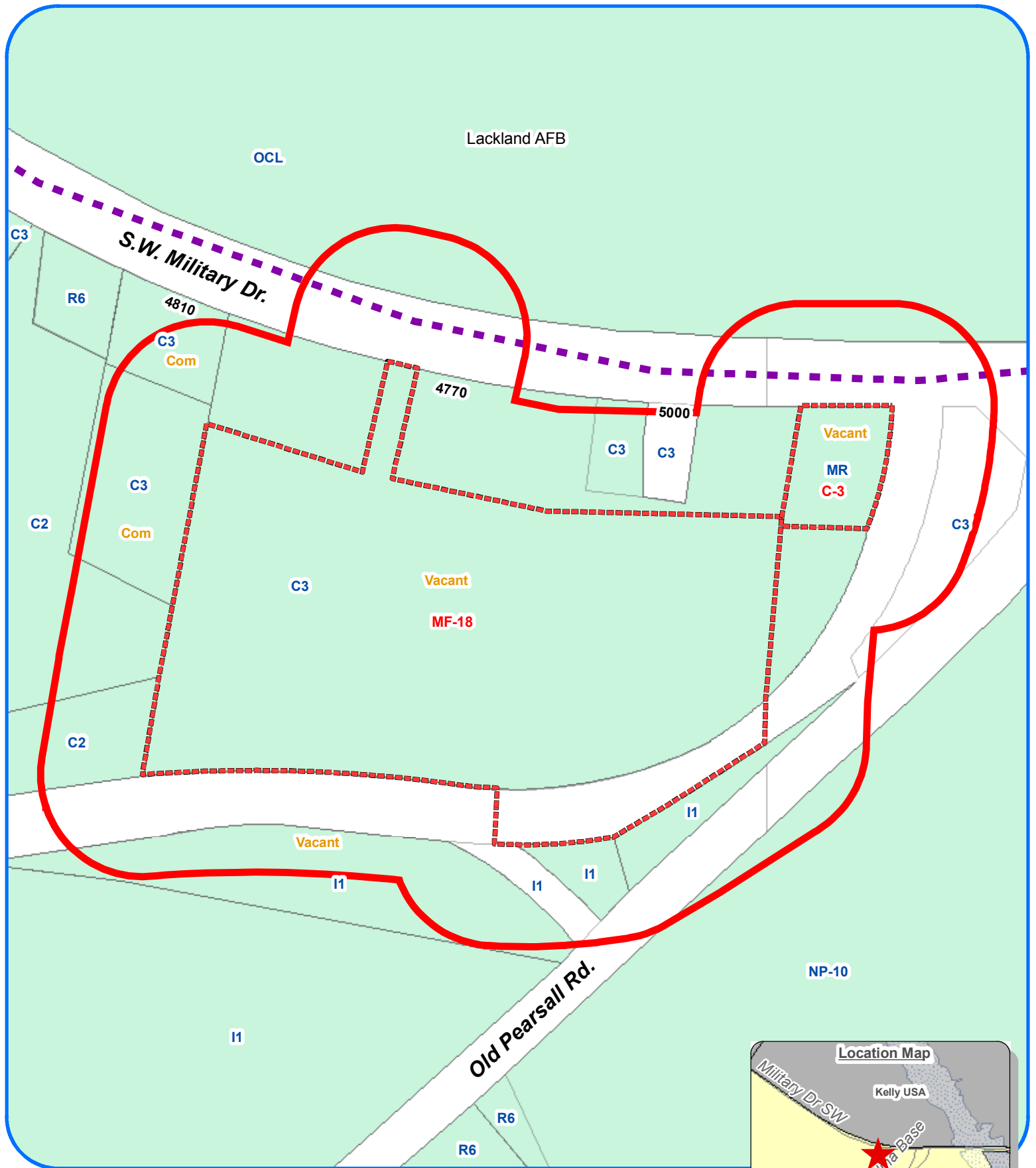
Reviewer: Sidra Maldonado

Title: Planner

Date: 02/18/09

Manager Review: Nina Nixon-Mendez

Date: 02/19/09



Zoning Case Notification Plan

Case Z2009061

Council District 4

Scale: 1" approx. = 250'

Subject Property Legal Description(s): A 16.47 and a 2.498 acre tract

Legend

- Subject Property (18.968 acres) -----
- 200' Notification Buffer —————
- Current Zoning C3 & MR
- Requested Zoning Change (MF-18 & C-3)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009061

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 4

Ferguson Map: 648 D5

Applicant Name:

Owner Name:

Julio & Estela Gonzalez and Julio Gonzalez,
Jr.

Julio & Estela Gonzalez and Julio Gonzalez, Jr.

Zoning Request: From "C-3" General Commercial District and "MR" Military Reservation District to "MF-18" Multi-Family District (16.47 acres) and "C-3" General Commercial District (2.498 acres).

Property Location: 18.968 acres out of NCB 15655

4770 West Military Drive

On the south side of West Military Drive, east of Old Pearsall Road

Proposal: To consolidate commercially zoned tracts and to allow for a medium density multi-family development

Neigh. Assoc. People Active in Community Effort (P.A.C.E.), Southwest Community Association is within 200 feet

Neigh. Plan United Southwest Community Plan

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Denial

The subject property was annexed in 1972, is undeveloped and totals approximately 18.968 acres. Upon adoption of the 2001 Unified Development Code, the existing "C-3" General Commercial District zoning converted from the previous "B-3" Business District zoning classification. A portion of the subject property was zoned "MR" when it was under the previous ownership of the United States Air Force. Lackland AFB is located to the north of the subject property across West Military Drive. Pearsall Park is located to the east across Old Pearsall Road and is zoned "NP-10" Neighborhood Preservation District. The undeveloped property to the south across Medina Base Road is zoned "I-1" Light Industrial District. Property to the west is zoned "C-2" Commercial District and "C-3" General Commercial District and is occupied by a contractor facility and VFW hall.

The applicant has applied for the "C-3" and "MF-18" zoning in order to consolidate commercially zoned tracts and to allow for a medium density multi-family development. Staff believes that residential uses are not appropriate for this site, due to the subject property's close proximity to Lackland AFB. Aircraft runways are visible from the subject property and there is substantial noise generated by aircraft operating at the installation. In addition to noise concerns, the United Southwest Community Plan calls for Community Commercial land use for the subject property. The applicant would need to amend the land use plan to Medium Density Residential and Regional Commercial land use to support the zoning request. A plan amendment has not been filed.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009061

Address: 4770 SW Military

Existing Zoning: C-3 and MR

Requested Zoning: MF-18 and C-3, respectively

Registered Neighborhood Association(s): Withing People Active in Community Effort (P.A.C.E.) and within 200 feet of Southwest Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Community Commercial which provides for offices, professional services, and retail uses. It should be located at major intersections.

Analysis:

The subject property is located north of the intersection of West Military and Old Pearsall Road. The property is south of Lackland Air Force Base and west of Pearsall Park. The future land use map shows the property being within a community commercial land use node.

The requested MF-18 zoning district is not consistent with the future land use plan. The MF-18 zoning category corresponds to the high density residential land use. The applicant is recommended to apply for a plan amendment to change the future land use from community commercial to high density residential. Medium and high density residential is not appropriate in close proximity to Lackland AFB, due to proximity to flight operations and resulting noise.

The requested C-3 zoning is also not consistent with the future land use plan. The C-3 zoning district corresponds to the regional commercial future land use category. Regional commercial land uses are typically located at the intersection of major arterials or along mass transit system nodes. Currently, no regional commercial node exists near the subject property. The proposed zoning category requires a plan amendment to regional commercial. The current community commercial future land use category corresponds to a maximum commercial zoning category of C-2. Anything more intense than a C-2 use is not recommended by the future land use plan.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

The zoning change request does not conform to the future land use plan. It is recommended that the applicant apply for a plan amendment or amend the zoning change request to conform to the future land use plan.

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

Reviewer: Rebecca Paskos

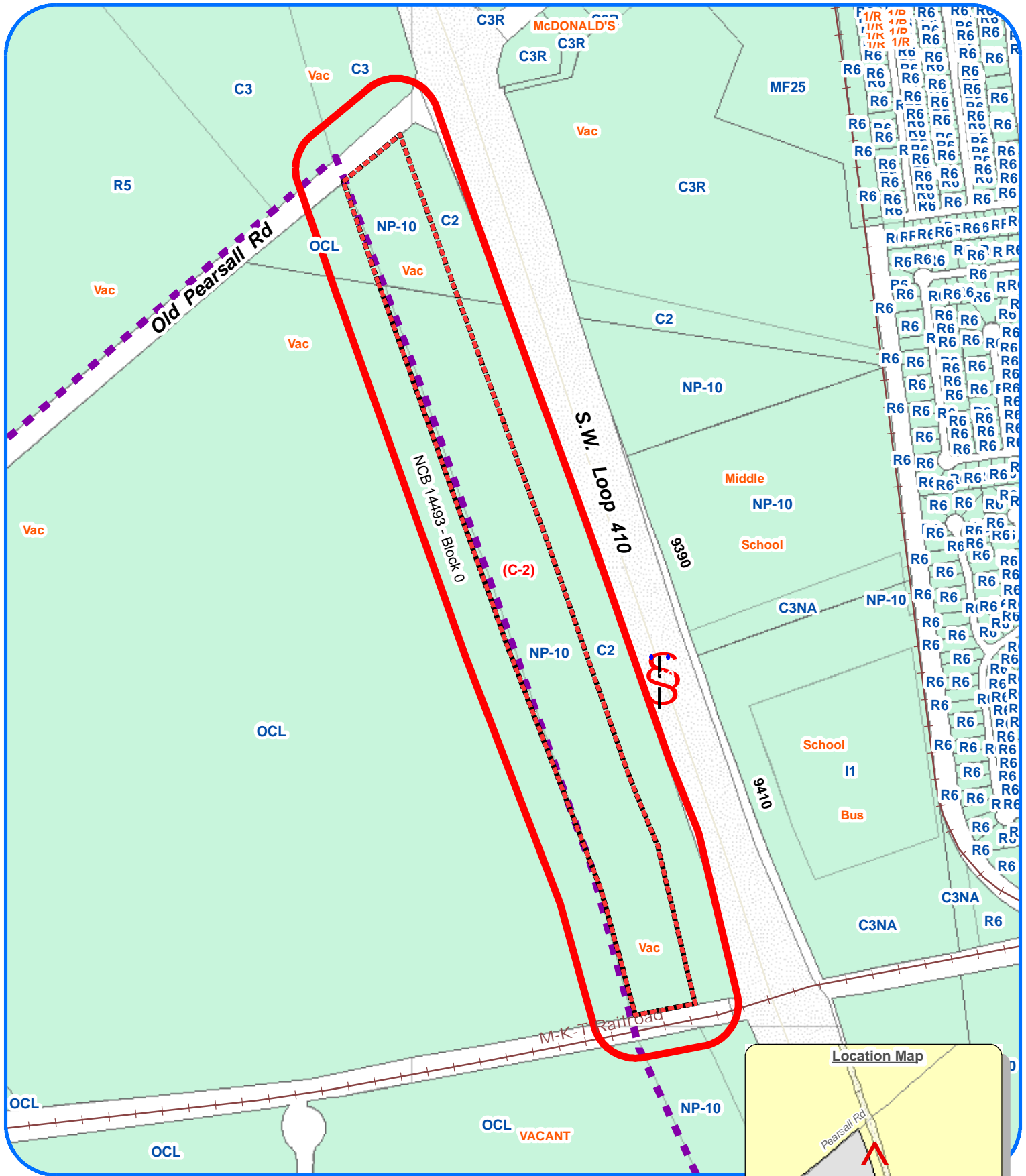
Title: Senior Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09

11/06/08



Zoning Case Notification Plan

Case Z2009062

Council District 4

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 14493 Blk 0 Lot P-4B,P-68

Legend

- Subject Property (28.97 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning NP-10
- Requested Zoning Change (C-2)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
2/13/2009
D. E. Castillo

CASE NO: Z2009062

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 4

Ferguson Map: 680 D5

Applicant Name:

Clay Humphries

Owner Name:

San Isidro North, Ltd.

Zoning Request: From "NP-10" Neighborhood Preservation District to "C-2" Commercial District.

Property Location: 28.97 acres out of CB 4301, CB 4303 and NCB 14493

9300 and 9400 Block of Southwest Loop 410

Outside of Southwest Loop 410, between Old Pearsall Road and Railroad Right-of-Way

Proposal: To allow for mixed use retail center

Neigh. Assoc. None. People Active in Community Effort (PACE) is within 200 feet.

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis will be required.

Staff Recommendation:

Approval

The subject property was annexed in 1988, is undeveloped and totals approximately 28.97 acres. Upon adoption of the 2001 Unified Development Code, the existing "NP-10" Neighborhood Preservation District zoning converted from the previous "R-A" Residence/ Agricultural District zoning classification, which was approved by City Council on April 13, 1989. Property located to the north across Old Pearsall Road is zoned "C-3" General Commercial District. There is "C-2" Commercial District zoning directly to the east of the subject property, fronting Loop 410. Property to the south across the railroad right-of-way is zoned "C-2" Commercial District and "NP-10" Neighborhood Preservation District. Property to the west is outside the city limits. The subject property is surrounded by undeveloped land with agricultural uses. There are various commercial uses at the northeast and southeast corners of the Loop 410 and Old Pearsall Road intersection. A middle school and school bus facility are located further east across Loop 410.

The applicant has applied for the "C-2" zoning in order to consolidate commercially zoned tracts to allow for a mixed use development. Staff believes that the proposed C-2 zoning classification is compatible with the emerging commercial character of this stretch of Southwest Loop 410 near Old Pearsall Road, a Secondary Arterial Type A road. There are multiple large parcels in the immediate vicinity zoned commercial which may be developed with office/ commercial uses in the future. The rezoning would allow for the orderly development of a larger tract that includes existing commercially zoned property with frontage on Southwest Loop 410. Goal 1.1 of the United Southwest Community Plan is to "attract new businesses, services and retail establishments to the United Southwest Communities." The Plan calls for Community Commercial land use for the subject property and the requested zoning is consistent with this land use category.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009062

Address: 9326 SW Loop 410

Existing Zoning: NP-10

Requested Zoning: C-2

Registered Neighborhood Association(s): Southwest

Neighborhood/Community/Perimeter Plan: United Southwest

Future Land Use for the site: Regional Commercial

Analysis:

The subject tract of land is approximately 28.97-acres located at the 9300 and 9400 block of SW Loop 410. The applicant is seeking a zoning change from NP-10 to C-2 to develop a mixed-use retail center. The subject property is located within the United Southwest Communities plan, on the southwest corner of the SW Loop 410 Access Road and Old Pearsall Road intersection.

The site of the proposed request is designated Regional Commercial and Mixed Use within the Community Land Use Plan. The site is part of a Regional Commercial node that encircles the SW Loop 410 and Old Pearsall Road intersection. Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses. Mixed Use provides for a concentrated blend of residential, retail, professional, office, entertainment, and leisure uses that create a dense, pedestrian-oriented environment. It incorporates high-quality architecture and should feature attractive landscapes, plazas, and/or parks. In addition, parking areas should be located behind the buildings and the majority of the ground floor façade should be composed of windows.

Goal 1.1 of the Community Plan is to "attract new businesses, services, and retail establishments to the United Southwest Communities," and action step 1.1.1 details the community's plan to "seek commercial zoning along Loop 410 between Valley Hi Drive and Old Pearsall road" (pg. 36). This identifies this area as a prime place for this type of development.

A commercial land use of this type is appropriate within a Regional Commercial node and Mixed-Use area. The request is consistent with the Community Land Use Plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

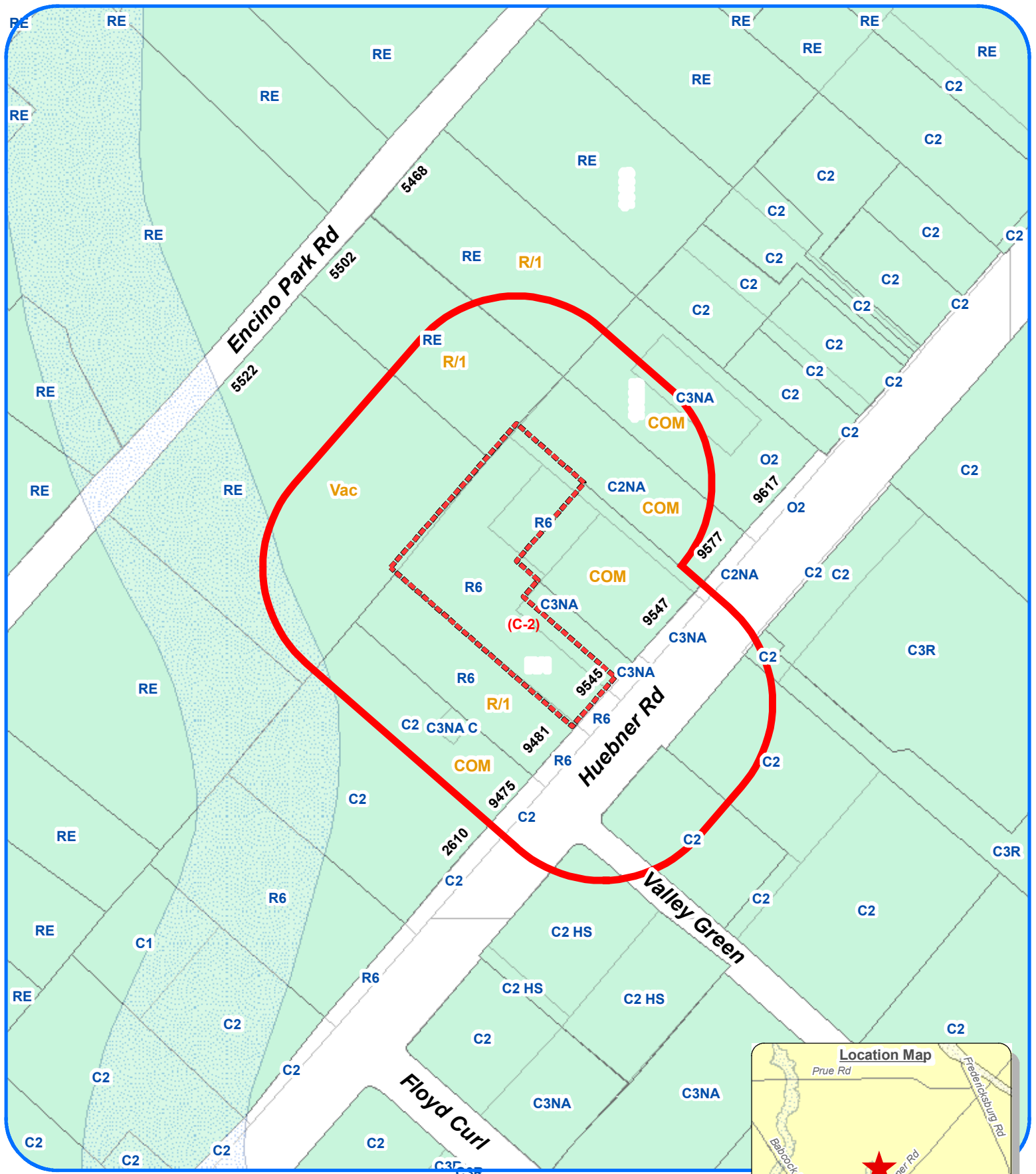
Reviewer: Lauren Edlund

Title: Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09



Zoning Case Notification Plan

Case Z2009063

Council District 8

Scale: 1" approx. = 100'

Subject Property Legal Description(s): 1.556 acre tract of Lots 13 & 14

Legend

- Subject Property (1.556 acres) -----
- 200' Notification Buffer —————
- Current Zoning R-6
- Requested Zoning Change (C-2)
- 100-Year FEMA Floodplain ▨



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009063

Final Staff Recommendation - Zoning Commission

Date: March 03, 2009

Council District: 8

Ferguson Map: 548 D6

Applicant Name:

Kenneth Higby

Owner Name:

Seaside Realty, L. P.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: 1.556 acres out of NCB 14702

9545 Huebner Road

On the north side of Huebner Road, approximately 150 feet east of the Valley Green Road Intersection

Proposal: To allow for a medical office building

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

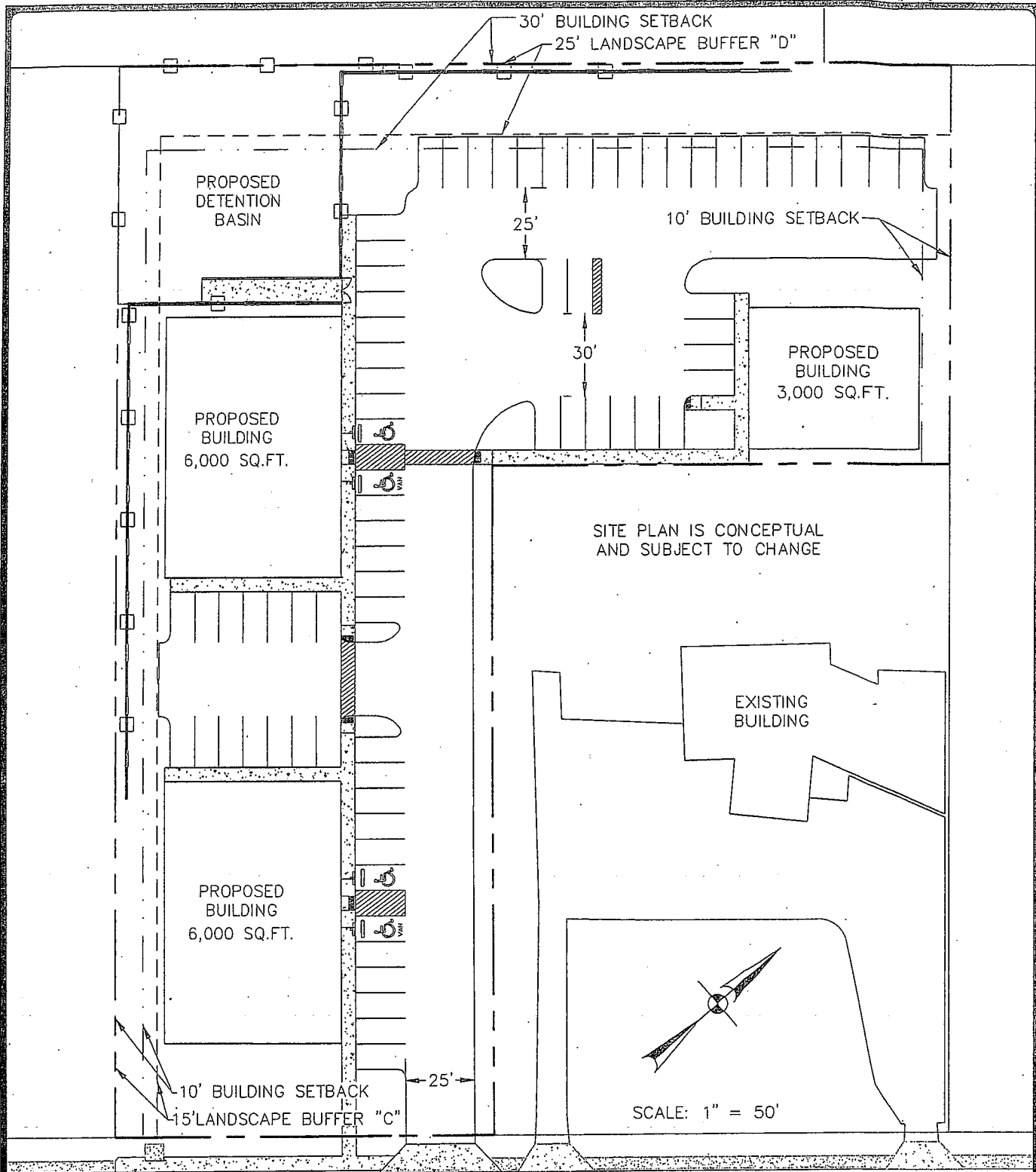
The subject property was annexed in 1972, is undeveloped and totals approximately 1.556 acres. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single-Family District zoning converted from the previous "Temp R-1" Temporary Single Family Residence District zoning classification. Property directly to the north and west of the subject property is zoned "RE" Residential Estate District and is part of the Oakland Estates subdivision. Property to the south is occupied by a single-family dwelling and is zoned "R-6" Residential Single-Family District. Property immediately to the west is occupied by a small dentist office zoned "C-3 NA" General Commercial Nonalcoholic Sales District and a small retail strip center zoned "C-2NA" Commercial Nonalcoholic Sales District. There is a new medical office park located directly across Huebner Road that is zoned "C-2" Commercial District. There are various commercial uses along Huebner Road between IH-10 and Babcock Road.

The applicant has applied for the "C-2" zoning in order to allow a medical office development. Staff finds the request to be appropriate given the subject property's location along Huebner Road, a Primary Arterial Type A, coupled with the prevalence of commercial zoning and uses along this segment of this major arterial. Additionally, the Oakland Estates Neighborhood Plan calls for Community Commercial land use for the subject property, which allows for office uses, professional services and retail uses of moderate intensity and impact. The requested "C-2" zoning is consistent with this land use category.

If this zoning change request is approved, a Type C buffer will be required along the northwest property line and a Type B buffer will be required along the southwest property line of the subject property to screen and separate the requested zoning district from adjoining single-family residential zoning districts.

CASE MANAGER : Leslie Zavala 207-0215

27009083



HUEBNER ROAD
(110' R.O.W.)

JOB NO. 7348-02
DATE FEBRUARY 2009
DESIGNER JD
CHECKED MJ DRAWN AH
SHEET EX-1

HIGBY MEDICAL OFFICE BUILDING
SITE EXHIBIT
SAN ANTONIO, TEXAS

PAPE-DAWSON
ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009063

Address: 9545 Huebner Road

Existing Zoning: R-6

Requested Zoning: C-2

Registered Neighborhood Association(s): Oakland Estates

Neighborhood/Community/Perimeter Plan: Oakland Estates Neighborhood Plan

Future Land Use for the site: Community Commercial

Analysis:

The applicant has requested a C-2 land use designation to develop a medical office building. The subject property is designated Community Commercial. The surrounding land use designations are also Community Commercial. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. According to the Oakland Estates Neighborhood Plan, Community Commercial is to be located along arterials.

The designation for Community Commercial would help to facilitate the transition of the corridor to desired business outlined in the plan. Due to business type, proximity to the Medical Center, and location along a major thoroughfare, the incorporation of a medical office facility would result in an increase of beneficial activity.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

Reviewer: Brad Smilgin

Title: Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/18/09